COMMITTEE:	**DEVELOPMENT CONTROL COMMITTEE A**
DATE:	**WEDNESDAY, 22 JUNE 2022 9.30 AM**
VENUE:	**KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH**

Councillors	
Conservative and Independent Group Matthew Hicks (Chair) Barry Humphreys MBE (Vice-Chair) Richard Meyer Timothy Passmore	Green and Liberal Democrat Group Rachel Eburne John Field Sarah Mansel John Matthissen

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting in person you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/ training purposes.

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

A G E N D A

PART 1
MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

2 **TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON-REGISTRABLE INTERESTS BY MEMBERS**

3 **DECLARATIONS OF LOBBYING**

4 **DECLARATIONS OF PERSONAL SITE VISITS**

5 **NA/22/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 04 MAY 2022** 5 - 10

6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

7	**NA/22/2 SCHEDULE OF PLANNING APPLICATIONS**	11 - 12
	Note: *The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*	
a	**DC/22/01615 LAND TO THE NORTH AND WEST OF, SCHOOL ROAD, ELMSWELL, SUFFOLK**	13 - 124
b	**DC/21/04476 LAND, NORWICH ROAD, WETHERINGSETT CUM BROCKFORD, PART IN THE PARISH OF STOKE ASH AND THWAITE, SUFFOLK**	125 - 216
c	**DC/22/02252 WORK OF ART, GUN COTTON WAY, AND SOUTH OF LINNET DRIVE, STOWMARKET**	217 - 236
8	**SITE INSPECTION**	

Notes:

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

   Charter on Public Speaking at Planning Committee

   Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

   - Parish Clerk or Parish Councillor representing the Council in which the application site is located
   - Objectors
   - Supporters
   - The applicant or professional agent / representative

   Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 20 July 2022 at 9.30 am.

Webcasting/ Live Streaming

The Webcast of the meeting will be available to view on the Councils Youtube page: https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Claire Philpot on: 01473 296376 or Email: Committees@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).

2. Follow the signs directing you to the Fire Exits at each end of the floor.

3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.

4. Use the stairs, not the lifts.

5. Do not re-enter the building until told it is safe to do so.

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 4 May 2022 at 09:30am.

PRESENT:

Councillor:	Matthew Hicks (Chair)	
Councillors:	Rachel Eburne	John Field
	Sarah Mansel	John Matthissen
	Richard Meyer	Timothy Passmore

In attendance:

Officers:	Area Planning Manager (GW)
	Planning Lawyer (IDP)
	Case Officer (JW)
	Governance Officer (CP)

157 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

157.1 Apologies were received from Councillor Barry Humphreys MBE.

158 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS

158.1 Councillor Meyer declared a local non-pecuniary interest as the Agent resides in his Ward.

158.2 Councillor Mansel declared a local non-pecuniary interest as the Event Director of a Park Run which uses the path adjacent to the site.

159 DECLARATIONS OF LOBBYING

159.1 There were no declarations of lobbying.

160 DECLARATIONS OF PERSONAL SITE VISITS

160.1 Councillor Matthissen and Councillor Mansel declared personal site visits to the application site.

161 NA/21/27 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 06 APRIL 2022

It was RESOLVED:

That the minutes of the meeting held on 06 April 2022 were confirmed and signed as a true record.

162 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

162.1 None received.

163 NA/21/28 SCHEDULE OF PLANNING APPLICATIONS

163.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as detailed below:

Application Number	Representations From
DC/21/06052	James Bailey (Agent) Andrew Wright (Applicant) Councillor Humphreys MBE (Ward Member)

164 DC/21/06052 NORTHFIELD VIEW PHASE 2C, LAND TO THE WEST OF CHILTON FIELDS, FULLER WAY, STOWMARKET, IP14 1UH

164.1 Item 7A

Application DC/21/06052
Proposal Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.
Site Location **STOWMARKET** – Northfield View Phase 2C, Land to the West of Chilton Fields, Fuller Way, Stowmarket IP14 1UH
Applicant Taylor Wimpey East Anglia

164.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, proposed access to the site including pedestrian and cycle paths, the proposed housing mix, the proposed parking plans, the contents of the tabled papers, and the officer recommendation of approval as detailed in the tabled papers.

164.3 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: whether the issue regarding outside amenities for plot 121 had been resolved, whether NHS England were aware that there would be no CIL (Community Infrastructure Levy) payments available from this site, clarification of the number of 1 bed properties across the entire site and in which phase these would be delivered, proposed access and parking plans, the building regulations applicable to the development,

management of open spaces, public transport plans and access including the bus gate, the proposed landscaping scheme, permeability of the driveways, ecological provisions, the proposed number of electric vehicle charging points, the proposed heating systems, installation of solar panels, the housing density in this phase of the development in comparison to previous phases, and the polices contained in the Stowmarket Area Action Plan (SAAP).

164.4 The Planning lawyer responded to questions from Members on issues regarding the maintenance of the open spaces and whether this had been provided for in the S106 agreement relating to the outline planning permission.

164.4 Members considered the representation from James Bailey who spoke as the agent.

164.5 The Agent and the Applicant, Andrew Wright, responded to questions from Members on issues including: the criteria used for determining how many houses would have Electric Vehicle charging points, the proposed number of properties to have solar panels installed, why the nationally described space standard was not being met on all affordable housing on site, the housing density, the housing mix, the proposed parking plans and security of the parking areas, the upcoming changes in building regulations, maintenance plans for the open spaces and private drives, the timescale for commencement of works, permeability of driveways, proposed ecological provisions, proposed heating systems, and the potential for provision of infrastructure for installation of electric vehicle charging points in the future.

164.6 The Chair read out a statement from Ward Member Councillor Humphreys MBE, who was unable to attend the meeting.

164.7 Members debated the application on issues including: the overall energy efficiency of the site, nationally described space standards, the proposed number of electric vehicle charging points and future plans for installation of further charging points, biodiversity, permeability of driveways, the location of the parking courts, the inclusion of false chimneys and connectivity issues.

164.8 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation contained in the tabled papers and with the following additional conditions and informative notes:

- EV parking condition to include scheme for ducting to all parking courts, so each dwelling has access to one EV point

- Detail of permeable driveways to be agreed

- Sustainability scheme to include PV provision throughout to be agreed

- Biodiversity enhancement scheme to be submitted and ecological conditions as required by consultee

- Ecologically sensitive lighting scheme
- Early planting of landscaping scheme
- Informative note, expect built to 2023 Building Regulations specifications

164.9 Councillor Field seconded the proposal.

By a vote of 6 votes for and 1 against

It was RESOLVED:

That Authority be delegated to Chief Planning Officer to approve the reserved matters application, including the imposition of relevant conditions as summarised and those as may be deemed necessary by the Chief Planning Officer.

Additional recommended conditions to be added to those included in the committee report include:

- **SuDS details (topographical plans, timetable for implementation and maintenance) to be submitted**
- **Landscaping scheme to be implemented as approved**
- **Bin presentation and storage areas to be implemented as approved**
- **Parking and secure cycle storage to be implemented as approved**
- **EV charging point details to be submitted**
- **Details of estate roads and footpaths (layout, levels, gradient, surfacing, lighting, traffic calming and surface water drainage) to be submitted**
- **No dwelling occupied until carriageways and footways serving that dwelling have been constructed to Binder course level**

And the following additional conditions and informative notes:

- **EV parking condition to include scheme for ducting to all parking courts, so each dwelling has access to one EV point**
- **Detail of permeable driveways to be agreed**
- **Sustainability scheme to include PV provision throughout to be agreed**
- **Biodiversity enhancement scheme to be submitted and ecological conditions as required by consultee**
- **Ecologically sensitive lighting scheme**

- **Early planting of landscaping scheme**

- **Informative note, expect built to 2023 Building Regulations specifications**

165 SITE INSPECTION

165.1 None received.

The business of the meeting was concluded at 11.24 am.

……..
Chair

This page is intentionally left blank

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

22 JUNE 2022

INDEX TO SCHEDULED ITEMS

ITEM	REF. NO	SITE LOCATION	MEMBER/WARD	PRESENTING OFFICER	PAGE NO
7A	DC/22/01615	Land to the North and West of, School Road, Elmswell, Suffolk	Councillor Helen Geake/Councillor Sarah Mansel	Daniel Cameron	13-124
7B	DC/21/04476	Land, Norwich Road, Wetheringsett Cum Brockford, Part in the Parish of Stoke Ash and Thwaite, Suffolk	Councillor David Burn/Councillor Andrew Stringer	Alex Scott	125-216
7C	DC/22/02252	Work of Art, Gun Cotton Way, and South of Linnet Driver, Stowmarket	Councillor Terence Carter/Councillor Dave Muller	Averil Goudy	217-236

This page is intentionally left blank

Committee Report

Item No: 7A **Reference:** DC/22/01615
Case Officer: Daniel Cameron

Ward: Elmswell & Woolpit.
Ward Member/s: Cllr Helen Geake. Cllr Sarah Mansel.

RECOMMENDATION – APPROVE RESERVED MATTERS APPLICATION SUBJECT TO CONDITIONS

Description of Development
Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.

Location
Land To The North And West Of, School Road, Elmswell, Suffolk

Expiry Date: 01/07/2022
Application Type: RES - Reserved Matters
Development Type: Major Small Scale - Dwellings
Applicant: Bloor Homes Eastern
Agent: Mr James Bailey

Parish: Elmswell
Site Area: 5.8ha (Developable area is approx. 4.5ha)
Density of Development: 19.1 dwellings per hectare (based on developable area)

Details of Previous Committee Resolutions and any member site visit: Outline planning permission was granted on 18th March 2022 following completion of a Section 106 Agreement following the decision of Development Control Committee on 21st January 2021.

Has a Committee Call In request been received from a Council Member (Appendix 1): No
Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

This is a major development for 15 or more dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Core Strategy Focused Review 2012:
FC01 - Presumption In Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
FC02 - Provision and Distribution of Housing

Core Strategy 2008:
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside and Countryside Villages
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure

Mid Suffolk Local Plan 1998:
GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
CL08 - Protecting wildlife habitats

Supplementary Planning Documents:
Suffolk Adopted Parking Standards

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 3: Pre-submission publicity and consultation. Consultation is set to close on 1st July 2022.

Accordingly, the Neighbourhood Plan has little material weight.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Parish Council (Appendix 3)

Elmswell Parish Council Comments Received 21st April 2022
The location of the pre-school facility in the far corner of the site requires that the frequent access required has to be made by driving through the whole of the estate to the detriment of the amenity of the residents. There is ample scop for this to be sited half-way through the development site, still away from School Road to discourage parking there, but presenting far less daily traffic nuisance.

Further Elmswell Parish Council Comments Received 6th June 2022
Elmswell Parish Council urges rejection of the application for the following reasons:

1. Early years provision as proposed suggests a cramped result in terms of lack of space for formal and informal external play or recreation and for on-site parking and for drop-off/pick-up short term parking.
2. This will result in drop-off/pick-up parking on estate roads within the site which will inconvenience residents at these times. It may also encourage parking on School Road itself to facilitate pedestrian access along the boundary footway. This would present a hazardous line of parked cars at peak times on a busy feeder road.
3. The lack of differentiation between highway traffic and community cycle/footway is a retrograde factor which goes against expectations derived from many years of negotiation. The opportunity should be seized for grade differentiation and a green barrier to encourage the use of the more sustainable route and away from the road.
4. As at point 3, the proposal effectively removes the opportunity for the community cycle/footway to be delivered on a path which passes behind the Church which presents a safer and more pleasant option.
5. Visibility to the east down School Road from the proposed crossing point at the School Road/Church Road junction will not be improved by what is proposed, despite the heavier traffic flows generated by the proposal. The opportunity should be taken for the verge fronting Church Mount and St. Lucy to be widened so as to allow pedestrians access to a crossing point further to the east.

National Consultee (Appendix 4)

Historic England Comments Received 15th April 2022
No comments are raised, it is recommended that the views of the Council's retained heritage advisor should be followed in this instance.

National Highways Comments Received 4th April 2022
No objections.

Natural England Comments Received 21st April 2022
No comments.

Network Rail Comments Received 1st April 2022
No objections.

NHS Clinical Commissioning Group Comments Received 22nd April

No alteration of the development is noted from that considered at outline stage. No further comment is required.

County Council Responses (Appendix 5)

Archaeology Service Comments Received 22nd April 2022
Geophysical and trenched surveys have been undertaken over the main area of the site and further work is required to secure and preserve a small number of finds. An additional area of the site located to the western side of School Road requires evaluation in order to secure any archaeology that may exist there. These considerations can be managed via the use of planning conditions.

Developer Contributions Team Comments Received 4th April 2022
Holding objection to secure the location of the pre-school land in writing between the County Council and the developer.

Highways Comments Received 20th April 2022
While the proposed development is generally acceptable, a number of comments are noted:

1. The route to the pre-school site should benefit from at least one footway.
2. Footway extensions past any ramp should extend by at least 2m on both sides.
3. Bend radius north of plot 21 is unclear.
4. Triple parking is noted within the site. These are located on private drives so the provision is accepted.

N.B Further Highways Comments Received are expected based on amended plans submitted by the applicant and an update will be provided by Officers for the meeting of Development Control Committee.

Fire and Rescue Team Comments Received 1st April 2022
No objection subject to condition 20 of the Outline Planning Permission being carried forward.

Flood and Water Team Comments Received 5th April 2022
Holding objection to allow time to allow minor amendments to the proposed surface water drainage scheme.

Further Flood and Water Team Comments Received 26th April 2022
Maintain their holding objection as surface water drainage scheme needs to be reflected within the landscaping plans.

Final Flood and Water Team Comments Received 7th June 2022
Following submission of satisfactory details, the holding objection is withdrawn, and approval of the scheme recommended.

Travel Planning Officer Comments Received 4th April 2022
No comments.

Internal Consultee Responses (Appendix 6)

Arboricultural Officer Comments Received 4th April 2022
No objection subject to it being undertaken in accordance with the tree protection measures outlines within the accompanying report. An appropriate condition could be used for this purpose.

Environmental Health (Air Quality) Comments Received 20th April 2022

No objections.

Environmental Health (Noise, Odour, Light and Smoke) Comments Received 11th April 2022
Noise from both rail and road traffic is likely to exceed WHO and British Standard recommendations on internal noise levels within a number of the proposed dwellings. With conditions to control glazing and ventilation within these properties it is considered that these issues can be overcome.

Further Environmental Health (Noise, Odour, Light and Smoke) Comments Received 7th June
Further to conditions concerning internal noise levels within certain dwellings, it is considered that given the new location of the pre-school land, certain acoustic solutions will need to be in place for both their external areas and the building itself.

Environmental Health (Land Contamination) Comments Received 19th April 2022
No comments in regard to land contamination. These were issues dealt with at Outline stage.

Environmental Health (Sustainability) Comments Received 20th April 2022
The energy statement provides sufficient detail regarding energy and water usage and therefore no further conditions are suggested in this regard. Provision of solar PV within the site is noted and insulation will exceed Building Regulations although attention is drawn to the uplift in Building Regulations, Future Homes Standards 2025 and net zero carbon emissions by 2050.

Infrastructure Team Comments Received 7th April 2022
The site lies within a higher rate CIL charging zone (£115 per m^2).

Place Services – Heritage Comments Received 5th April 2022
Details submitted for appearance, landscaping, layout and scale are not considered to result in additional harm to the heritage assets located nearby. The submitted layout is broadly similar to that considered at outline stage and the scale and landscaping details are considered to be acceptable.

The proposed materials detailed within the plans should be high quality and traditional in appearance. Clay and slate is preferred for roofs and use of timber or aluminium windows is preferred. This should be managed by way of planning condition.

Place Services – Landscaping Comments Received 5th May 2022
Unable to support the application in its current form. Specific comment is made with regards to the following aspects of the submitted application:

- Pre-school should be relocated within the site. It should be accessed via footpaths.
- Amended road layout leads to potential issue at plots 80/81 which could be confusing for motorists. Suggest this is tweaked to avoid the issue.
- 'Accidental' elements of green space should be returned to the layout of the scheme.
- Additional screening to the pumping station should be provided.
- Previously shown LEAP should be reviewed and possibly reinstated.
- Plot boundaries to public realm should be 1.8m high brick walls.
- Suitable tree protection should be in place where trees are to be planted close to boundary walls.
- Root barriers should be utilised for street trees and trees adjacent to paved surfaces.
- Viburnum tinus should not be utilised en-masse for hedging. They are susceptible to beetle attack.
- Evergreen hedging to plots 71-73 should be reviewed to ensure more natural light can reach the dwellings.
- Low growing hedging should be utilised to the northern edge of the site adjacent to the public right of way.
- Detail of surface treatments which meet the public right of way should be provided.

- Shape of the SuDS basin appears overly engineered. Detail of inlets and outlets should be provided.

N.B. Further Place Services - Landscaping Comments are expected based on amended plans submitted by the applicant and an update will be provided by Officers for the meeting of Development Control Committee.

Public Realm Team Comments Received 7th April 2022
The overall quantity of open space within the site is sufficient and we are content with the general landscaping plans as they stand. Outline plans indicated a LEAP within the site and with the number of properties to be provided the developers are asked to amend the plans, replacing the LEAP within the development.

Open space on the site is to be managed by a management company or another nominated body rather than the Council. As the areas within the site are to be used largely by the future residents, this is a suitable solution.

Strategic Housing Team Comments Received 3rd May 2022
Delivery of affordable housing on the site meets with the requirements of the Council's planning policies and has been secured through the existing Section 106 Agreement. Build standards are confirmed to meet NDSS standards. No further comments are made.

Other Responses (Appendix 7)

Anglian Water Comments Received 14th April 2022
Foul Water – No details are presented within the application at this time.

Surface Water – Surface water discharge will be handled via on-site SuDS. Should Anglian Water be approached to be the adopting body for all or part of the SuDS scheme, our design and construction guidance must be followed.

Mid Suffolk Disability Forum Comments Received 3rd April 2022
The forum would like to see a commitment to ensure all dwellings meet Part M4 of Building Regulations. All dwellings should meet Part M4(1) requirements and at least 50% should meet the accessible and adaptable standard Part M4(2). Provision of bungalows are noted and should at least meet Part M4(2) with at least one suggested to meet wheelchair standards of Part M4(3).

Footpaths within the site should be wide enough for wheelchair users with minimum width of 1500mm. Dropped kerbs should be level with roads for ease of use and access. Surfaces should be firm, durable and level, use of loose gravel cobbles and uneven sets should be avoided.

Suffolk Wildlife Trust Comments Received 28th April 2022
No comments.

B: Representations

At the time of writing this report at least 5 letters/emails/online comments have been received. It is the officer opinion that this represents 5 objections. A verbal update will be provided as necessary.

Views are summarised below:

- Road improvements must be in place before development on site begins including widening of School Road.
- Concern over loss of footpaths adjacent to the site.
- Issues regarding HGV traffic utilising School Road which is narrow.
- Impact on primary school which is currently oversubscribed with pupils.
- Concern over HGV traffic to the site during construction.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/17/03853	Outline Planning Application for up to 250 dwellings including car parking, open space provision with associated infrastructure and access.	**DECISION:** WDN 25.04.2018
REF: DC/18/02146	Outline Planning Application (Access to be considered) Erection of up to 86 dwellings including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.	**DECISION:** GTD 08.03.2022
REF: DC/22/01511	Application for an Inset Appointment to be the water and wastewater undertaker at School Road, Elmswell development.	**DECISION:** RNO 04.04.2022
REF: DC/22/01615	Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.	**DECISION:** PCO
REF: DC/22/01670	Discharge of Application for DC/18/02146 - Condition 12 (Refuse and Recycling) and Condition 13 (Refuse and Recycling)	**DECISION:** PCO
REF: DC/22/01671	Discharge of Conditions Application for DC/18/02146 - Condition 23 (Biodiversity Enhancement and Mitigation)	**DECISION:** GTD 27.04.2022
REF: DC/22/01741	Application for the discharge of a Section 106 Planning Obligation - Discharge of S106 legal agreement dated 08.03.22 relating to	**DECISION:** PCO

	DC/18/02146 - Discharge of S106 obligation under the Third Schedule, Part 9.	
REF: DC/22/01752	Discharge of Conditions Application for DC/18/02146- Condition 21 (Sustainability)	**DECISION:** PCO
REF: DC/22/01848	Discharge of Conditions Application for DC/18/02146 - Condition 14 (Highways Details)	**DECISION:** PCO
REF: DC/22/02584	Discharge of Conditions Application for DC/18/02146 - Condition 8 (Construction Management)	**DECISION:** PCO
REF: DC/22/02709	Discharge of Conditions Application for DC/18/02146- Condition 16 (Highways Road Widening)	**DECISION:** PCO
REF: DC/22/02710	Discharge of Conditions Application for DC/18/02146- Condition 24 (Foul Water Drainage Details)	**DECISION:** PCO
REF: DC/22/02711	Discharge of Conditions Application for DC/18/02146- Condition 7 (Sustainable Drainage Requirements)	**DECISION:** PCO
REF: DC/22/02712	Discharge of Conditions Application for DC/18/02146 - Condition 17 (Archaeological Evaluation)	**DECISION:** PCO
REF: 2604/14	Residential development	**DECISION:** REC
REF: 0765/98/	Change of use of 43 ha (108 acres) of agricultural land to golf course with clubhouse, and improvements to access on to A1088.	**DECISION:** GTD 21.10.1998
REF: 0666/92/	Change of use of agricultural land to golf course with club house.	**DECISION:** GTD 17.06.1993

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1 The site adjoins the western settlement boundary of Elmswell, a designated Key Service Centre. The site borders the rear of existing residential properties on School Avenue. The site is bordered and enclosed on its northern boundary by a railway line which is elevated above the site on a vegetated embankment. A public right of way (PF14) runs the length of the northern boundary, continuing westwards towards Elmswell Park. North beyond the railway line is open countryside and a further network of public rights of way. The western boundary at the site's northern end is

delineated by Parnell Lane, a tree lined private drive, beyond which is open countryside comprising large irregular arable fields.

1.2 There are seven listed buildings located within close proximity of the site and which share some inter-visibility: Church of Saint John (Grade II*), Two monuments 3m east of the Chancel to St. John's Church (Grade II), Churchyard Cross (Grade II), Nos. 1-3 Church Road (Almshouses—Grade II), Church Cottage (Grade II), Elmswell Hall (Grade II) and 1 and 2 Hall Cottages (Grade II). All are located south of the site except Elmswell Hall, which is located north of the rail line and 1 and 2 Hall Cottages which are east of the site fronting Farm Meadow.

1.3 The site is not in, adjoining or within proximity of a Conservation Area, Special Area of Conservation or Special Landscape Area. The site is in Flood Zone 1.

2. The Proposal

2.1 This application represents the submission of reserved matters following the approval of the outline application under reference DC/18/02146 which secured the principle of development and the access to the site. This Reserved Matters application therefore relates to the appearance of dwellings, landscaping of the site, layout of the development and the scale of development.

2.2 The application is brought to Members promptly to facilitate delivery of the package in a timely way and accordingly at the time of writing Highway Authority and Place Services – Landscaping are awaited and remain under consultation. Verbal updates will be given on all these matters. Discussions between the applicant and the Highway Authority have identified the opportunity for the required highway improvement works being brought forward promptly with the delivery of the site. Achieving this time-scale requires a number of related agreements to be made between the applicant and the Highway Authority which in turn require approval of the reserved matters application pursuant to the Outline permission. In light of the fact that the re-consultation relates to a small number of minor alterations, this application is presented in such a format that enables a pragmatic decision to be taken by Members with additional comments from consultees provided through tabled papers, late papers and verbal comments as necessary.

2.3 The application seeks permission for the erection of 86 new dwellings, 30 of which are to be affordable with associated open space and landscaping provided within the site.

2.4 The site is served via the access to School Road approved as part of the Outline application, a main spine road then serves the site leading to a number of private drives to serve the majority of the dwellings on site. Land for the pre-school is set aside to the eastern boundary of the site but is not detailed within this application and will be dealt with as its own specific phase. Formal open space is located centrally, and the area adjacent to the western boundary is left open to create space and open views towards the neighbouring fields. The access route to Elmswell Hall is lined with trees and SuDS are located in the north-western boundary.

2.5 Dwellings are mainly detached and semi-detached although use of terracing and provision of bungalows are noted within the scheme. Their appearance is traditional, and dwellings are designed to orientate themselves to mainly provide south facing roofs.

2.6 Open space is provided within the site with a centrally located area acting as a focal point within the scheme. A LEAP was noted within the scheme at outline stage, and while comments from consultees are noted which would like to see it delivered within the scheme, previous comments from ward members during committee discussions on applications within Elmswell have sought to avoid the creation of play equipment within development around the village, preferring instead to

channel CIL contributions towards developing centrally located play space in the interest of gaining additional social benefits towards community cohesion as a result. Discussions with Bloor have indicated that should this line of reasoning not be taken with this site, they would be happy to agree to a planning condition to outline the detail and delivery of a play space within the site.

2.7 Surface water drainage is to be directed towards a SuDS basin located in the north-western portion of the site mindful of site levels.

2.8 As noted within the planning history of the site, a number of discharge of conditions applications accompany this submission of reserved matters some of which are required to be discharged concurrently with the reserved matters and some prior to commencement. For the avoidance of doubt, the following conditions are to be discharged concurrently with the reserved matters application:

- Condition 7 – SuDS drainage
- Condition 13 – Location of refuse/recycling bins
- Condition 21 – Sustainability measures
- Condition 23 – Landscape and biodiversity enhancement

3. The Principle of Development

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

3.2 The site for this proposal is located on land that is currently unallocated for development, as defined in the adopted development plan. Therefore, its development for residential purposes was a recognised departure from the current plan. As Members are aware, the examination of the Council's emerging Joint Local Plan (JLP) is currently paused, pending the submission of additional information. Within the emerging Joint Local Plan (JLP), this site forms part of an overall residential land allocation (ref. LA0656). Nevertheless, Members are advised that the weight that may be attached to JLP as part of the consideration of development proposals is limited at this stage.

3.3 Notwithstanding the above policy summary, in the case of the determination of this reserved matters proposal, it is considered that the outline planning permission that has been granted by the Council under application ref. DC/18/02146 clearly establishes the acceptability of residential development taking place on the identified site for up to 86no. dwellings, and is the starting point for the decision making process. Members are not tasked with re-considering the planning permission from scratch; rather, it is necessary to consider those details reserved under the planning permission for determination at this current stage of the overall process. The principle of development is cannot now be revisited, subject to the conditions attached to the grant of outline planning permission.

3.4 In summary, the acceptability of the identified site to deliver 86no. dwellings is established in principle and is the starting point for the determination of this reserved matters application.

4. Nearby Services and Connections Assessment of Proposal

4.1 For context the site is located in the countryside in policy terms; however, it abuts the village's settlement boundary. The site has a strong functional relationship to the village and is not considered isolated. Elmswell is served by a range of local services and facilities, as expected for

a settlement designated as a Key Service Centre. The local services on offer are within a short walking distance of the site, making walking and cycling a convenient and sustainable way of accessing facilities. There is a food store within 800m walking distance as well as a butchers, place of worship / cemetery, takeaway, public house, post office, allotments and school. Blackbourne Community Centre is 800m from the site, Elmswell library is 640m and Elmswell Community Primary School approximately 800m. For design purposes these are all within a comfortable walking distance.

4.2 The Elmswell railway station is within walking distance and is served by the Greater Anglia Line which operates trains across East Anglia. There are nine bus stops within a 10-minute walk of the site, with two directly adjacent to the site's eastern boundary, providing sustainable transport links to local facilities. Local bus routes provide wider connections to Bury St Edmunds and Thurston in the west, Woolpit to the south and Stowmarket, Stowupland, Mendlesham and Otley to the east. As members will be aware the creation of cycleway infrastructure towards the Church was an element of the Outline planning proposal and secured by the Section 106 Agreement. In conclusion, the site exhibits extremely high sustainability credentials. It is considered to be a sustainable location for housing development.

4.3 Discussion at previous committee meetings on development within Elmswell touched on issues of provision of education facilities within the plan period of the Joint Local Plan. The supporting Infrastructure Delivery Plan makes clear that growth within Elmswell and Woolpit will be accommodated through the expansion of the existing Primary School within Elmswell to 420 pupil places and through the creation of a new Primary School within Woolpit, again, providing 420 pupil places. Pre-school places will be accommodated directly within the site itself through the delivery of a pre-school in connection with Suffolk County Council.

4.4 Concerns were previously raised regarding the transport of children between the two villages. This is a cost borne by the Education Authority and would be offset via planning contributions. Moreover, allocation of school places is subject to parental choice meaning that regardless of the outcome of this application, the situation could likely be that children from each village attend the primary school in the other.

4.5 Also of note is the delivery of a significant section of a footpath/cycleway connection between the two villages which would allow for car free travel between the two to be a more realistic option and would improve connectivity within Elmswell. In this respect the site plays its part in the improvement of cycling infrastructure for both communities and makes an important contribution to enabling active travel linkages between settlements.

5. Site Access, Parking and Highway Safety Considerations

5.1 The NPPF identifies at paragraph 110 that in assessing specific applications for development it should be ensured that, inter alia, significant impacts on the transport network and highway safety can be cost effectively mitigated to an acceptable degree. Paragraph 111 recognises that development '…should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe..'

5.2 At the adopted development plan level the requirement for safe access is reflected in policy CS6, which identifies the need for new development to provide or support the delivery of appropriate infrastructure, and policy T10 which lists criteria that will be considered in regard to new development proposals.

5.3 As mentioned elsewhere in this report, the means of vehicular access to the site was not a reserved matter at the outline application stage, and full planning permission has been granted for this part of the development and does not attract further consideration as part of this reserved matters submission. That said, the proposed estate road layout within the site is a matter for consideration under this submission.

5.4 No objection is raised by the Highway Authority with regards to the application and further layout details have been submitted by the applicants in response to their comments. Adopted parking guidance has been adhered to within the site and this includes provision of visitor spaces within the site as well as electric vehicle charging points to all dwellings where on-plot parking is provided.

5.5 Traffic generation, particularly along School Road, is an issue arising from the development as evidenced by the third-party representations received. The outline planning permission and accompanying Section 106 Agreement secures highways improvements to the junction of School Road with Church Road and the widening of School Road itself. Through discussions with the applicant, it is understood that it is intended to bring forward these works at an early stage of the development process, ensuring that these improvements to the network are brought forward at an early stage, however, that is partly dependent on being able to agree the timings of the works with the Highway Authority, which in turn, require the approval of the submitted Reserved Matters.

6. Design and Layout

6.1 As Members are fully aware, good design is a key aspect of sustainable development, as made clear in the NPPF. This requirement is reflected in adopted development plan policies CS5 and GP1, both of which identify that development will be of high-quality design that respects the local distinctiveness and built heritage of Mid Suffolk.

6.2 The application submission does include a Design and Access Statement (DAS) that advises of the design principles that have been applied, following a study of the application site and its context. The evolution of this reserved matters submission has also been informed by the outline application approval, a key element of which establishes the acceptability in principle of 86no. dwellings being located on the identified site.

6.3 The layout of the site proposes development laid out around a central open space, creating a sense of arrival within the scheme. Housing is designed to look out over the fields to the north, west and south of the site to create an outward looking appearance and to make the most of the tree lined access to Elmswell Hall. The appearance of the dwellings is traditional, with locally characteristic materials preferred including red bricks, blue-grey slate, brown and red pantiles and rough chalk render. Single storey dwellings are noted along the eastern boundary closest to School Avenue.

6.4 Vehicular movement through the site is to be directed along the main spine road, then private drives including bends to control vehicle speeds. Pedestrian movement through the site is provided for along the spine road, but also through new paths along the western and eastern boundaries, providing links to the public right of way running along the northern border of the site adjacent the railway line. The eastern path would also provide a car free route to the Pre-School to be delivered within the site.

6.5 The outward looking housing arrangement provides natural surveillance along these new paths, the central open space and the SuDS basin. Previously at outline stage, the central open space contained a LEAP. This is now omitted. The previously approved plan was indicative only and

previous discussion on provision of open space within Elmswell has preferred an approach whereby provision of play equipment is centralised within the village to promote social cohesion, but ongoing discussion with the Parish Council indicates that some provision of play equipment within the site would be desirable. The applicant has confirmed that they would be happy to accept a condition to secure the specification and delivery of said equipment.

6.6 The NPPF places sustainable development at the heart of responsible planning. New development should be planned to avoid vulnerability to climate change, and plans should provide a positive strategy for the use and supply of renewable energy. At the local level, adopted Core Strategy policy CS3 identifies the Council's intention to reduce contributions to climate change. However, in relation to residential development the policy identifies a requirement that '…Sustainable Construction techniques will be encouraged in all new dwellings to achieve at least a three-star rating under the Code for Sustainable Homes…' As Members are aware, the Code has been replaced with new standards applicable under Building Regulations.

6.7 As part of the application submission the proposal includes an Energy Strategy Statement which is intended to examine '…the feasibility of suitable Low to Zero Carbon sources, high-efficiency alternative systems, and low carbon energy efficiency measures…' The Statement has been assessed by the Council's Sustainability Officers who are content with its proposals. A 'fabric first' approach is proposed, whereby the *demand* for energy is reduced by the construction of the buildings. In addition, the Statement outlines the consideration of other methods of energy generation, and, in this regard, it is proposed that solar voltaic cells on the roofs of housing to generate electricity will be offered to all open market dwellings. The proposed development would see some dwellings built out with gas boilers, however, conversion kits to enable them to burn hydrogen will be offered to allow retrofitting at a later date. In the circumstances it is considered that the measures proposed are reasonable and proportionate.

7. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

7.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not consistent with the Framework and is accordingly afforded limited weight.

7.2 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.

7.3 On-site vegetation in the form of trees to the eastern boundary of the site and those flanking the access to Elmswell Hall is proposed to be retained and incorporated within the layout of the development. This is then to be enhanced further with additional planting within the site. Comments from Place Services Landscape Consultant cannot support the scheme in its present configuration. These amendments are currently being re-consulted on and will be presented to Members once received.

7.4 Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (Implemented 30th November 2017) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." An ecology report supported the application at outline stage which has been reviewed by Council's Ecology Consultant who noted no objection. Conditions suggested at outline stage have been applied to ensure that the Council can

demonstrate its duties relating to ecology have been met with regards to this application. Additional consultation with the Suffolk Wildlife Trust finds no objections to the proposed development.

8. Land Contamination, Flood Risk, Drainage and Waste

8.1 The NPPF at paragraph 183 identifies inter alia that planning decisions should ensure a site is suitable for its proposed use. In addition, paragraph 184 makes clear that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner. In addition, development plan policy identifies the Council's intention to ensure that new development proposals minimise the risk of contamination of underground water resources. Members are advised that the outline application submission was accompanied by Desk Based Land Contamination Assessment, the findings of which were considered by the Environmental Health Officer. At that time, the Officer did not raise an objection to the proposals. The Officer has confirmed that there is no comment in relation to this reserved matters submission.

8.2 In relation to flood risk and drainage the NPPF identifies at paragraph 159 that '…Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk…' Leading on from this, development policy CS4 identifies that '…the Council will support development proposals that avoid areas of current and future flood risk…' The outline application submission included a Flood Risk Assessment and the LLFA, and Anglian Water were consulted; no objections were raised to the proposals.

8.3 In this regard the entire site for the proposed development is located within flood zone 1 i.e. an area having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%). Therefore the site is note considered to be liable to unusual flooding events, and in that regard accords with the identified requirements of the NPPF and relevant development plan policy.

8.4 The proposed means of surface water drainage to serve the site would take the form of a SuDS basin located in the north western corner of the site. The scheme would include a series of swales and filter trenches across the site.

8.5 Members will note that the LLFA has confirmed their approval to the detailed proposals at present and that maintenance of the on-site landscaping can be secured for a period of at least five-years including the SuDS basin itself.

8.6 Anglian Water note no issue with the surface water drainage details provided with maintenance of the SuDS basin to pass to either a management company or other nominated body. The comments regarding foul water are noted. Comments made within the application note that foul water is to be drained to the mains sewer with detail secured via planning condition attached to the outline permission.

9. Heritage Issues

9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving a listed building, its setting or other architectural or historic features from which it draws significance. In practice, a finding of harm to the historic fabric of a listed building, its setting or any special features it possesses gives rise to a presumption against the granting of planning permission.

9.2 No heritage harm has been noted with regards to the details submitted as part of the reserved matters application through consultation with Place Services - Heritage. The layout, scale and landscaping details are appropriate. No specific concern has been raised with any of the individual designs and subject to appropriate material detailing which can be secured by condition, no issues remain outstanding to address.

9.3 Additional attention is drawn to the consultation response from the County Council's Archaeology Service who note that additional works are required to secure and preserve a number of finds already uncovered within the site and to secure the archaeological investigation of the land to the west of School Road. This is considered to be required in line with the requirements of policy HB14 and are secured by conditions.

10. Impact on Residential Amenity

10.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.

10.2 Notwithstanding the location of the application site, outside of the defined settlement boundary for Elmswell, there are residential properties adjacent to the site. Generally, it is inevitable that the development will generate local impacts through visual impacts, increased traffic generation etc. The fact that this is a reserved matters submission means that the location of proposed dwellings in relation to existing may be appraised.

10.3 In this regard, the nearest residential dwellings are located to the immediate east of the site at School Avenue and on the other side of School Road itself. The proposed dwellings within the site are located a good distance away from the neighbouring properties and a combination of distance, orientation of the proposed dwellings, elevational treatments and landscaping ensures that the amenity of those properties situated on the western side of School Avenue would not be harmed by the adverse impacts of overlooking or loss of privacy. With regards to the properties on School Road, these would be arranged in a front to front arrangement with the proposed dwellings, and again, it is not considered to result in adverse impacts of overlooking or loss of privacy. Impacts on neighbouring dwellings during construction is noted and was previously secured by a planning condition imposed at outline stage and requiring discharge prior to the commencement of development on site.

10.4 Attention is drawn to the need for additional measures to protect the residential amenity of future occupiers of certain dwellings within the site requiring additional noise protection to ensure the amenity of those residents. A condition is suggested to ensure additional noise insultation and window specifications are provided to those dwellings. This is considered to be an acceptable outcome in consultation with the Environmental Health Team and will be worded to ensure that detail of the insulation is provided and installed in line with the agreed specification.

10.5 Placement of the proposed dwellings within the site is such that it would result in adverse amenity impacts on the future occupiers of the site.

11. Planning Obligations / Community Infrastructure Levy

11.1 DC/18/02146 was subject to a Section 106 Agreement to secure the following:

- Affordable housing in line with adopted planning policies.

- Improvements to nearby bus stops.
- Early Years Education contribution of £1,824.28 per dwelling.
- Junction and highways improvements at School Road and Church Road, including road widening at School Road and extending the footway/cycleway within Elmswell with transfer to the County Council to follow.
- Transfer of open space to a management company or other nominated body (such as the Parish Council).
- Secure land for the provision of a pre-school facility.
- Primary Education contribution of £4,618.55 per dwelling.
- £20,000 for the purpose of upgrading PF14 to a bridleway.
- Secondary School Transport contribution of £980.18 per dwelling.

11.2 As noted, the development is also liable for CIL. As noted from their consultation response, the site lies within a high CIL rate zone.

12. Parish Council Comments

12.1 Comments made by the Parish Council relate to the position of the proposed Pre-School within the site. The applicants have responded to locate the retained land for its provision within the site in the location identified by the Parish Council.

12.2 Additional comments raised by the Parish Council relate to the design of the pre-school, which Members will note is not a matter for consideration within this application. The further application for these details will be subject to scrutiny by the Parish Council and by Members to ensure that details are appropriate. With regards to the cycle/footway, the requirements of the applicant in terms of what they are required by the Highway Authority to deliver are clear and set out as part of the Section 106 works. Delivery of an additional route behind the Church is safeguarded as part of the Section 106 Agreement and is to be delivered by the Highway Authority utilising Section 106 funding from other developments within Elmswell and Woolpit.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

13.1 Grant of outline planning permission on the site under reference DC/18/02146, establishing the acceptability of the site for residential development. On this basis the principle and nature of the development is settled; Members should not seek to re-consider the permission from scratch and officers are satisfied that the development will continue to deliver the anticipated public benefits and within the envelope of impacts already considered.

13.2 As a planning judgement, given the fact that the outline planning permission established the acceptability of the development taking place on the identified site, it now falls for the details of the proposed development to be considered under this reserved matters submission.

13.3 The form of the application is generally acceptable to Officers with no significant issues being raised. The design is acceptable, resulting in no issues that would be fatal to the application. Consultees have noted some minor points which the applicant is currently addressing such that consultees final views can be presented to Members, but again, it is not considered that these represent major issues that indicate that reserved matters approval should be withheld. For the avoidance of doubt, additional comments are expected from the Parish Council, Highway

Authority, Education Authority, LLFA and Place Services – Landscaping. The applicant has been quick to address these issues and their updated comments will be presented.

13.4 In bringing this item to Members attention before these matters are fully detailed, Officers are taking the view that Members would likely seek to act pragmatically in securing the highways improvements offered by the application and secured within the Section 106 Agreement. The benefit of securing the works and delivering them early would see the junction of School Road and Church Road improved and School Road widened to improve traffic flows within the village and would directly address third-party representations which express concern over just this issue.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to approve the reserved matters subject to conditions including those below and as may be advised by consultees summarised below and such further conditions as may be deemed appropriate by the Chief Planning Officer:

- Confirmation that the application is granted reserved matters approval and reminder that the conditions attached to outline DC/18/022146 still apply.
- Approved drawings and plans.
- Material palette to be approved with regards to roofing materials.
- Tree protection for existing trees and hedges to be in place as shown in submitted documents.
- Glazing details for dwellings affected by excess noise to be submitted, agreed and installed before the dwellings are first occupied.
- Additional archaeological investigation to be in place for the land to the west of School Road and for additional work to secure finds within the site.
- Details of play space, including equipment specification, location and timeline for delivery.

And the following informative notes as summarised and those as may be deemed necessary:

- Proactive working statement.
- SCC Highways notes.
- Support for sustainable development principles.
- Informatives identified by SCC LLFA.

This page is intentionally left blank

Application No: DC/22/01615

Location: Land to the North and West of, School Road, Elmswell

		Page No.
Appendix 1: Call In Request	*N/a*	
Appendix 2: Details of Previous Decision	*DC/18/02146*	
Appendix 3: Parish Council	*Elmswell Parish Council*	
Appendix 4: National Consultee Responses	*Historic England* *National Highways* *Natural England* *Network Rail* *NHS CCG*	
Appendix 5: County Council Responses	*Archaeological Service* *Developer Contributions* *Highways* *Fire and Rescue* *Flood and Water Team* *Travel Planning Officer*	
Appendix 6: Internal Consultee Responses	*Arboricultural Officer* *Environmental Health – Air Quality* *Environmental Health – Noise, Odour, Light and Smoke* *Environmental Health – Land Contamination* *Environmental Health – Sustainability* *Infrastructure Team* *Place Services – Heritage* *Place Services – Landscape*	

	Public Realm *Strategic Housing*	
Appendix 7: Any other consultee responses	*Anglian Water* *Mid Suffolk Disability Forum* *Suffolk Wildlife Trust*	
Appendix 8: Application Site Location Plan	*Yes*	
Appendix 9: Application Plans and Docs	*Yes*	
Appendix 10: Further information	*N/a*	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.

Comments for Planning Application DC/22/01615

Application Summary

Application Number: DC/22/01615
Address: Land To The North And West Of School Road Elmswell Suffolk
Proposal: Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.
Case Officer: Daniel Cameron

Customer Details

Name: Mr Peter Dow
Address: Blackbourne Community Centre, Blackbourne Road, Elmswell, Suffolk IP30 9UH

Comment Details

Commenter Type: Parish Clerk
Stance: Customer objects to the Planning Application
Comment Reasons:
- Inadequate parking provision
- Increased Traffic/Highways Issues
- More open space needed on development
- Sustainability

Comment:DC/22/01615

Application for Approval of Reserved Matters ref DC/18/02146 w.r.t. Appearance, Landscaping Layout & Scale, of 86 dwellings ...

Land to north and west of School Road, ELMSWELL

Elmswell Parish Council urges rejection of this application for the following reasons:

1 The early years provision as proposed suggests a cramped result both in terms of the lack of space for formal and informal external play or recreation facilities, for on-site parking and for drop-off / pick-up short term parking arrangements.

2 The tight site on which the early years facility stands will encourage parking for pick-up and collection to be on the estate roads which will considerably inconvenience the residents at these times. This factor will also encourage parking on School Road itself to facilitate pedestrian access

gained along the boundary footway presenting the hazardous prospect of a line of parked cars at peak times on this busy feeder road.

3 The lack of differentiation between the highway traffic and the community cycle/footway is a retrograde factor which goes against the expectations derived from the many years of negotiation in which the community has engaged with Sustrans and others. The opportunity should be seized for grade differentiation and a green barrier to encourage the use of the more sustainable route and away from the road.

4 As at 3 above, the proposal effectively removes the opportunity for the community cycle/pedestrian path to pass behind the church, a route which not only presents a far safer and more pleasant option towards encouraging use but which also lessens the major engineering problems regarding the crossing at Bunkers Hill.

5 The visibility to the east down School Road from the proposed crossing point at the Church Road / School road junction will not be improved by what is proposed, despite the heavier traffic flows generated by the proposal. The opportunity should be taken for the verge fronting Church Mount & St Lucy to be widened so as to allow pedestrians access to a crossing point further to the east allowing a clear view of the School Road traffic approaching the junction.

Clerk to Elmswell Parish Council
06.06.2022

Comments for Planning Application DC/22/01615

Application Summary

Application Number: DC/22/01615
Address: Land To The North And West Of School Road Elmswell Suffolk
Proposal: Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.
Case Officer: Daniel Cameron

Customer Details

Name: Mr Peter Dow
Address: Blackbourne Community Centre, Blackbourne Road, Elmswell, Suffolk IP30 9UH

Comment Details

Commenter Type: Parish Clerk
Stance: Customer objects to the Planning Application
Comment Reasons:
- Inadequate Access

Comment:The location of the pre-school facility in the far corner of the site requires that the frequent access required has to be made by driving through the whole of the estate to the detriment of the amenity of the residents. There is ample scope for this to be sited half-way through the development site, still away from School Road to discourage parking there, but presenting far less daily traffic nuisance.

Peter Dow
Clerk to Elmswell Parish Council

Historic England

Mr Jamie Martin-Edwards
Babergh Mid-Suffolk
Endeavour House
8 Russell Road
IPSWICH
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: **W:** P01480573

15 April 2022

Dear Mr Martin-Edwards

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

LAND TO THE NORTH AND WEST OF SCHOOL ROAD, ELMSWELL, SUFFOLK
Application No. DC/22/01615

Thank you for your letter of 1 April 2022 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find/

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas
E-mail: sophie.cattier@HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

From: Martin Fellows (Regional Director)
Operations Directorate
East Region
National Highways
PlanningEE@highwaysengland.co.uk

To: Babergh and Mid Suffolk District Councils FAO, Jamie Martin-Edwards

CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: DC/22/01615 **National Highways Ref:** A14

Location: Land to the North and West of, School Road, Elmswell, Suffolk

Proposal: Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.

Referring to the consultation on a planning application dated 01 April 2022, referenced above, in the vicinity of the A14, that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

a) offer no objection (see reasons at Annex A);

~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~

~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~

~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B ~~is~~/is not relevant to this application.[1]

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

[1] Where relevant, further information will be provided within Annex A.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: S. H.	**Date:** 04 April 2022
Name: Shamsul Hoque	**Position:** Assistant Spatial Planner
National Highways Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW	

Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

The proposed development site is situated on the north-eastern side of A14 junction 47, where the proposed development will be accessed from local road network.

With this Reserved Matters application (for Appearance, Landscape, Layout and Scale), it is unlikely to have any severe impact upon the Strategic Road Network (SRN).

Therefore, we offer no objection.

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 22 Apr 2022 10:12:03
To:
Cc:
Subject: FW: DC/22/01615 NE Response
Attachments: ufm98_Standard_Consultation.pdf

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 21 April 2022 15:36
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/22/01615 NE Response

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click here for more information or help from Suffolk IT

Dear Sir or Madam,

Application ref: DC/22/01615
Our ref: 389122

Natural England has no comments to make on this reserved matters application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland, ancient and veteran trees which you can use to assess any impacts on ancient woodland or trees.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our Site of Special Scientific Interest Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice

Yours faithfully

Luke Turnbull
Natural England
Consultation Service
Hornbeam House
Crewe Business Park, Electra Way,
Crewe, Cheshire, CW1 6GJ

Tel: +447500 525673
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see here
For further information on the Pre-submission Screening Service see here

-----Original Message-----
From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 01 April 2022 13:19
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: MSDC Planning Consultation Request - DC/22/01615 - RES

Please find attached planning consultation request letter relating to planning application - DC/22/01615 - Land To The North And West Of, School Road, Elmswell, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.
For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

From: Dalia Alghoul <Dalia.Alghoul@networkrail.co.uk>
Sent: 01 April 2022 17:20
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: FW: MSDC Planning Consultation Request - DC/22/01615 - RES

OFFICIAL

Network Rail Consultation Response - Dear Sir/Madam,

Thank you for consulting Network Rail regarding the above application.
After reviewing the associated information, I would like to inform you that Network Rail have no objections to the proposals.

Should you have any further questions, please do not hesitate to contact Network rail.

Kind Regards,

Dalia Alghoul MSc

Town Planning Technician
Network Rail Property - Eastern - Anglia
1 Stratford Place | London | E15 1AZ

07732641896
dalia.alghoul@networkrail.co.uk

Sent: 22 April 2022 11:18
Subject: DC/22/01615

The CCG has previously commented on this planning application and requested mitigation, due to the quantity of the development not changing the CCG feels that no further comment is required at this stage.

Regards

CCG Estates Planning
Ipswich & East Suffolk CCG & West Suffolk CCG

The Archaeological Service

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Enquiries to: James Rolfe
Direct Line: 01284 741225
Email: James.Rolfe@suffolk.gov.uk
Web: http://www.suffolk.gov.uk

Our Ref: 2022_01615
Date: 22nd April 2022

For the Attention of Daniel Cameron

Dear Mr Isbell

Planning Application DC/22/01615 Land Adjacent To Oak Lane Elmswell: Archaeology

Archaeological evaluation in the form of geophysical and a trenched surveys have already taken place over the main area of the proposed development (PD). These surveys identified a small number of archaeological heritage assets focused on early post-medieval industrial activities that do require further archaeological work to mitigate their destruction by the development. Preservation by record through an archaeological excavation is considered the most appropriate form of mitigation in this case.

The additional area that has not been previously evaluated on the western side of school road has high archaeological potential as well as landscape sensitivity, overlooking a tributary of the Black Bourn. Finds ranging from Bronze Age to Post-Medieval date are recorded from the site, with a particular concentration of Roman to medieval finds indicating possible settlement (EWL 010, 001, 014, 023). Early and middle Anglo-Saxon finds from the site may indicate the presence of an Anglo-Saxon cemetery and settlement. Cropmarks are also present (EWL 010) and is close to the medieval Church of St John the Divine (EWL 007). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:
a. The programme and methodology of site investigation and recording
b. The programme for post investigation assessment
c. Provision to be made for analysis of the site investigation and recording
d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
e. Provision to be made for archive deposition of the analysis and records of the site investigation
f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:
To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2021).

INFORMATIVE:
The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological evaluation will be required along the route of the proposed road to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: http://www.suffolk.gov.uk/archaeology/

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

James Rolfe

Senior Archaeological Officer
Conservation Team

Your ref: DC/22/01615
Our ref: Elmswell – land to the north and west of School Road 42050
Date: 04 April 2022
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Jamie Martin-Edwards,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Jamie,

Elmswell: land to the north and west of School Road – reserved matters

I refer to the proposal: application for approval of reserved matters following grant of outline approval DC/18/02146 Town and Country Planning Order 2015 – submission of details for appearance, landscaping, layout, and scale for erection of up to 86 dwellings (30no. affordable units) including car parking, early years provision, open space provision with associated infrastructure, and vehicular access. Highway improvements of road widening and cycle/footpath link.

In respect of the outline planning permission under reference DC/18/02146 there is a completed planning obligation dated 08 March 2022.

Suffolk County Council submits a **holding objection** on the basis that the location of the "Pre-School Land" needs to be agreed in writing between the Owner and County Council in accordance with Part 5 of the Third Schedule of the Deed dated 08 March 2022.

We would welcome the opportunity to discuss this important issue with the local planning authority and the applicant at the earliest opportunity so that the County Council can agree the location of the Pre-School Land.

I have also copied this letter to colleagues who will have comments to make in respect of highways and surface water matters.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate

cc Kelly Smith, SCC (early years)
Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)

Your Ref: DC/22/01615
Our Ref: SCC/CON/1290/22
Date: 20 April 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planning@baberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Jamie Martin-Edwards

Dear Jamie

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/01615

PROPOSAL: Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.

LOCATION: Land To The North And West Of, School Road, Elmswell, Suffolk

Notice is hereby given that the County Council as Highway Authority make the following comments:

Whilst the proposal is generally acceptable, there are several comments that should be addressed to enable a positive highways response:

1. The route to the pre-school site should benefit from at least one footway (rather than relying on a shared surface road - that is not suited to larger volumes of traffic and pedestrians, and leads to a greater risk of parking obstructions to pedestrians).

2. The footway extensions past any ramp should extend by at least 2 metres on both sides - there appears to be at least one ramp where this is not provided.

3. Please advise of the bend radius north of plot 21 - it is unclear whether the bend is of a suitable radius for the road type.

4. Note: The 'triple tandem' parking layouts at some dwellings is noted. However, whilst not supported, they all appear to be on private driveways and/or serve 3 bedroom dwellings, so the Highway Authority accepts the proposed parking provision.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX
www.suffolk.gov.uk

-----Original Message-----
From: Water Hydrants
Sent: 01 April 2022 13:54
Subject: FW: MSDC Planning Consultation Request - DC/22/01615 - RES

Fire Ref.: F310976

FAO: Jamie Martin-Edwards

Good Afternoon,

Thank you for your letter regarding the Reserved Matters for this site.

Please ensure that Condition 20, in the Decision Notice for the original planning application DC/18/02146, follows this build to its conclusion.

If you have any queries, please let us know, quoting the above Fire Ref. number.

Kind regards,
A Stordy
Admin to Water Officer
Fire and Public Safety Directorate, SCC

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 30 May 2022 10:32:04
To:
Cc:
Subject: FW: 2022-05-30 JS reply Land To The North And West Of, School Road, Elmswell Ref DC/22/01615 - RES
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 30 May 2022 10:25
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>
Subject: 2022-05-30 JS reply Land To The North And West Of, School Road, Elmswell Ref DC/22/01615 - RES

Dear Daniel Cameron,

Subject: Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/22/01615 Application for Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/01615.

The following submitted documents have been reviewed and we recommend maintaining a **holding objection** at this time:

- Site Location Plan ref pa656-SLP-001
- Site Landscaping Ref EA183-LS-001 Rev B
- Site Landscaping Ref EA183-LS-002 Rev B
- Site Landscaping Ref EA183-LS-003 Rev B
- Drainage Appraisal Ref 1087-00-03 Rev F
- Drainage Report and FRA Compliance Ref 1087-00-001 Rev B
- Drainage Appraisal Ref 1087-00-05 Rev E

A holding objection is necessary because the applicant has not addressed the landscaping detail as per our previous consultation replies.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the action required to overcome our current objection:-

1. Landscaping detail needs to include for establishment for the first 5 years.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX
-----Original Message-----
From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 24 May 2022 14:45
To: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/22/01615 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/01615 - Land To The North And West Of, School Road, Elmswell, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.
For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 26 Apr 2022 09:56:45
To:
Cc:
Subject: FW: 2022-04-26 JS reply Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/22/01615 - RES
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 26 April 2022 08:55
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>
Subject: 2022-04-26 JS reply Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/22/01615 - RES

Dear Daniel Cameron,

Subject: Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/22/01615 - Application for Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/01615.

The following submitted documents have been reviewed and we recommend **maintaining holding objection** at this time:

- Site Location Plan ref pa656-SLP-001
- Site Landscaping Ref EA183-LS-001 Rev B
- Site Landscaping Ref EA183-LS-002 Rev B
- Site Landscaping Ref EA183-LS-003 Rev B
- Drainage Appraisal Ref 1087-00-03 Rev F
- Drainage Report and FRA Compliance Ref 1087-00-001 Rev B
- Drainage Appraisal Ref 1087-00-05 Rev E

A holding objection is necessary because the applicant has not addressed the landscaping detail as per our previous consultation reply.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the action required to overcome our current objection:-

1. Landscaping detail needs to include for establishment for the first 5 years.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX
-----Original Message-----
From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 21 April 2022 14:32
To: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/22/01615 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/01615 - Land To The North And West Of, School Road, Elmswell, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.
For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: GHI Floods Planning
Sent: 05 April 2022 09:04
Subject: 2022-04-05 JS Reply Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/22/01615 - RES

Dear Jamie Martin-Edwards,

Subject: Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/22/01615 - Application for Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/01615.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Site Location Plan ref pa656-SLP-001
- Site Landscaping Ref EA183-LS-001 Rev B
- Site Landscaping Ref EA183-LS-002 Rev B
- Site Landscaping Ref EA183-LS-003 Rev B
- Drainage Appraisal Ref 1087-00-03 Rev E
- Drainage Report and FRA Compliance Ref 1087-00-001 Rev B

A holding objection is necessary because the applicant needs to amend the proposed surface water drainage system needs some minor amendments or confirmation of design parameters.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the action required to overcome our current objection:-

1. Confirmation and amend drawing Drainage Appraisal Ref 1087-00-03 that the basin (not pond) side slopes are no greater than 1:4.
2. Confirmation and amend drawing Drainage Appraisal Ref 1087-00-03 that the basin (not pond) has a 3m width maintenance strip around the top.
3. Ensure that the proposed foul pumping station is not located within a flood flow exceedance route.
4. Landscaping detail needs to include for establishment for the first 5 years.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

From: Chris Ward
Sent: 04 April 2022 14:44
Subject: RE: MSDC Planning Consultation Request - DC/22/01615 - RES

Dear Jamie,

Thank you for notifying me about the reserved matters application. On reviewing the planning documents submitted I have no comment to make.

Kind regards

Chris Ward
Active Travel Officer
Transport Strategy
Strategic Development - Growth, Highways and Infrastructure

From: David Pizzey
Sent: 04 April 2022 15:00
Subject: DC/22/01615 - RES Land To The North And West Of, School Road, Elmswell

Hi Jamie

I have no objection to this application subject to it being undertaken in accordance with the tree protection measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose.

Kind regards

David Pizzey FArborA
Arboricultural Officer

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>
Sent: 20 April 2022 13:09
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: Re: MSDC Planning Consultation Request - DC/22/01615 - RES - Air Quality

Good afternoon

Thank you for this consultation. I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)
Senior Environmental Management Officer
Babergh & Mid Suffolk District Councils - Working Together
tel: 01449 724706
www.babergh.gov.uk www.midsuffolk.gov.uk

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 07 June 2022 17:30
To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: WK308101 DC2201615

Environmental Health -
Noise/Odour/Light/Smoke
24th May 2022

APPLICATION FOR RESERVED MATTERS - DC/22/01615
Proposal: Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.
Location: Land To The North And West Of, School Road, Elmswell, Suffolk
Reason(s) for re-consultation: Amended plans/documents received 20.05.22

Thank you for re consulting me on this application for reserved matters and the updated noise assessment. Having reviewed the document, my comments regarding residential premises and conditions remains valid. However, the additional information and assessment of noise at the preschool leads me to make the following comments and I ask that the following are added by way of conditions to any permissions granted :

External pre-school areas

An 'acoustic fence' shall be constructed. in line with the recommendations proposed in Section 5.18 of the **24Acoustics Technical report ref: R9023-1 Rev3** Pre occupation testing shall be undertaken to demonstrate that the predicted pre-school external area noise levels of 50 dB LAeq, 30mins is not exceeded. For any exceedances, further mitigation methods to meet the criteria shall be submitted to the LA for written approval and implemented. The acoustic barrier as agreed, shall be installed and maintained throughout the lifetime of the development being in beneficial use.

Pre-school building.

The pre-school building shall be designed and constructed to meet the internal noise levels In line with BB93. Recommendations for the mitigation of external noise by way of construction methods of walls, the roof and also windows shall be submitted and agreed by the LA in writing.

Prior to development coming into beneficial use, an independent competent person shall have ensured that noise break in does not exceed the current BB93 rating levels. For any measured exceedances of the predicted daytime and night time noise levels measured, a scheme of mitigation shall be submitted to, and agreed in writing by, the Local Planning Authority. This scheme shall be adhered to thereafter during the lifetime of the development.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 11 Apr 2022 01:45:54
To:
Cc:
Subject: FW: WK305659 DC2201615
Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 11 April 2022 10:28
To: Jamie Martin-Edwards <Jamie.Martin-Edwards@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: WK305659 DC2201615

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/22/01615
Proposal: Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.
Location: Land To The North And West Of, School Road, Elmswell, Suffolk

Thank you for consulting me on the above planning application.

Having reviewed the supporting documents I am able to see that noise break in from both rail and road traffic without suitable mitigation will exceed WHO and BS8223:2014 recommended levels for internal noise within a proportion of the proposed dwellings. However, with glazing and ventilation conditions imposed the developer of those properties will be able to meet the levels.

Please add the following conditions to any permissions granted.

Glazing conditions

1. All bedrooms, highlighted as being within zone 1, (detailed in drawing no Figure 2. of the Noise Assessment for a residential development at Land off School Road, Elmswell prepared by 24 Acoustics of Southampton, Technical Report number: R9023-1 Rev 1, date 10th September 2021) shall be constructed with the relevant glazing scheme as specified in section Table 4, having a minimum sound reduction performance of 43 dB Rw

2. All dwellings identified as requiring an acoustic glazing scheme (as above) shall require alternative passive ventilation to meet the Minimum overall performance of 54 dB Dn,e,w
(Note: any form of ventilation installed must comply with the Noise Insulation Regulations 1975 and Approved Document F [Ventilation Regulations])

3. All other facades in the development shall be fitted with double glazing with a sound insulation rating of Rw32 or better. (this includes living rooms in zone 1)

4. All Facades other than bedrooms within zone 1 shall be fitted with standard trickle vents having a minimum overall performance of 32 dB Dn,e,w (this includes living rooms in zone 1)

5. Prior to first occupation, a sample of dwellings, the number and location of which shall be agreed by the LPA and the developer, shall be independently tested to ensure that WHO and BS8233 internal values are being met.

Reason - to protect the amenity of future occupants.

Please also add the following construction conditions to remain ongoing during the construction of the development

Construction

Construction Hours

Operations related to the construction (including site clearance and demolition phases) of the permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

Reason: to minimise detriment to nearby residential amenity

Prohibition on burning.

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

Reason: to minimise detriment to nearby residential amenity

Dust control

The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

Reason: to minimise detriment to nearby residential amenity

Construction Management Plan

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

Details of the scheduled timing/phasing of the development for the overall construction period

Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)

protection measures for footpaths surrounding the site

Loading and unloading of plant and materials

Wheel washing facilities

Lighting

Location and nature of compounds, potrtaloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials

Waste storage and removal

Temporary buildings and boundary treatments

Dust management measures

Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.

Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;

Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

Reason: to minimise detriment to nearby residential amenity

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724727
Email andy.rutson-edwards@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 19 Apr 2022 10:33:34
To:
Cc:
Subject: FW: (305660) DC/22/01615 . Land Contamination.
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 19 April 2022 09:38
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Jamie Martin-Edwards <Jamie.Martin-Edwards@baberghmidsuffolk.gov.uk>
Subject: (305660) DC/22/01615 . Land Contamination.

EP Reference : 305660
DC/22/01615 . Land Contamination.
Land to the north and west of, School Road, Elmswell, BURY ST EDMUNDS, Suffolk.
Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for ...

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to land contamination.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 20 Apr 2022 09:35:42
To:
Cc:
Subject: FW: DC/22/01615
Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>
Sent: 20 April 2022 08:37
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/22/01615

Dear Jamie,

APPLICATION FOR RESERVED MATTERS - DC/22/01615

Proposal: Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.

Location: Land To The North And West Of, School Road, Elmswell, Suffolk.

Many thanks for your request to comment on the application.

The council declared a climate emergency in 2019 and has an aspiration to become Carbon neutral by 2030, it is encouraging all persons involved in developments and activities in the district to consider doing the same. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

The Energy Statement provides sufficient detail regarding the energy and water usage and therefore I do not wish to add any Condition to the Application. The proposed use of solar PV is commendable and although the proposed insulation measures exceed the 2013 Building Regulations the Applicant may wish to consider trying to meet the future compliance standards as indicated in the recent Future Homes Consultation response. Namely to comply with the interim uplift of Part L 2021, the Future Homes Standard 2025 and net Zero Carbon emissions by 2050.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932
t: 01449 724728
email: simon.davison@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Sent: 07 April 2022 11:53
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/22/01615 - RES

Good Morning,

Re DC/22/01615

This development site lies within the high value zone for MSDC CIL Charging and would, if granted planning permission, be subject to CIL at a rate of £115m² (subject to indexation). The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended). Guidance is available as a pre-application service and via information within the CIL webpages.

Please be aware that exemption from the CIL charge can be sought for a social housing development. These forms can be downloaded via the below link:

https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/download-the-forms

All CIL exemptions must be granted before commencement of works takes place.

Kind Regards,

Richard Kendrew
Infrastructure Officer
Babergh District & Mid Suffolk District Council – Working Together
01449 724563

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH

T: 0333 013 6840
www.placeservices.co.uk

FAO: Planning Department,
Babergh Mid-Suffolk District Council

Ref: DC/22/01615
Date: 05/04/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: ***Land north and west of School Road, Elmswell.***

Built Heritage Advice for the Approval of Reserved Matters following grant of Outline Approval, DC/18/02146. Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highway improvements of road widening and cycle/footpath link.

The application site is approximately 5.8 hectares in size and is located immediately adjacent to the western settlement edge of Elmswell. The north boundary of the site is closed by the railway line, the north-west of the site is bounded by Parnell Lane and the site extends along and is enclosed by School Road. There are several designated heritage assets with the potential for their setting to be affected by the proposals, this includes:

- Church of St John, Grade II* (list entry number: 1032468),
- The AlmsHouses, Grade II (list entry number: 1181926),
- Church Cottage, Grade II (list entry number: 1352411) and
- Elmswell Hall, Grade II (list entry number: 1032472).

It is understood that this application follows Outline Approval therefore this forms the baseline from which to assess the proposals.

Overall, I do not consider the proposed details for the Appearance, Landscaping, Layout and Scale to result in additional harm to the setting of the above-mentioned heritage assets. The proposed layout is widely similar to the indicative layout under the previously consented application and the submitted details of the proposed landscaping and the scale of the development is considered acceptable.

However, there are concerns upon the proposed materials which should be high quality and traditional in appearance, in order to result in a positive contribution to local character and distinctiveness. Paragraph 206 of the NPPF (2021) states, '*local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its*

significance) should be treated favourably'. In particular, the proposed use of cementitious tiles is of concern where clay and natural slate is preferred, also details of the proposed materials for the windows and doors have not been provided. The use of timber or aluminium windows would be supported.

Were permission to be granted, I request the following condition is imposed:

- Prior to their first use on site, a schedule of the types and colour of the materials to be used in the external finishes (including windows and doors) should be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Yours sincerely,

Thomas Muston BA (Hons) MSc
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
@PlaceServices

Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

0505/22

For the attention of: Daniel Cameron

Ref: DC/22/01615; Land To The North And West Of School Road, Elmswell, Suffolk

Thank you for consulting us on the application for approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link. This response focuses on the submitted details and plans relevant to landscaping and public open space.

Review of the submitted documents

The layout of the site has been modified from that submitted at Outline Stage (Dwg Ref BMD.16.037.DR.P104_C). The primary changes noted on revised layout (Dwg Ref 21-3123-SK01_A) are:

- Location of Preschool has been moved from the centre of the site to the north-east corner. While the sqm of the allocated area has remained the same, there would be potential impacts such as reduction in parking spaces, proximity to housing, proximity and outlook onto the railway line. Access by foot would also require using share surface rather than a dedicated footway.

- Amended road layout. While we do not object to the change, we would like to raise a potential safety concern which we believe could be mitigated against with an alteration to the landscape scheme. When travelling north along School Road, towards the village the main carriageway turns sharply to the right. The proposed estate road, between plots 80 81 is almost on the same alignment as the main carriageway, therefore raising concern that it could be visually confusing for motorists. We would recommend a minor change in the alignment of this section of estate road, or alternatively the landscaping of the POS on this corner could be strengthened with the addition of a tree(s) or hedge at the southern edge of the hammer head to terminate the view.

- 'Accidental' areas of POS within the development have been lost. These provide a valuable green infrastructure role along with creating a sense of place. We recommend that this been reviewed and if possible, re-introduced.

- Location of pumping station has been moved away from the western POS. Its new position is acceptable. However, we would recommend that more is done to screen its southern edge. We are aware of the presence of easements; however, we would still recommend this

be reviewed.

- The proposed LEAP has been lost from the proposal plan and the central POS has no defined character or use. We recommend this is reviewed.

Further to the changes to the layout we have the following comments and recommendations:

- Where plot boundaries meet the public realm, including POS we recommend that the boundary treatment should be 1.8m high brick walls to match the plot brickwork (or other locally appropriate hard material). Where substantial planting is proposed, this requirement may be relaxed. We recommend that the following be reviewed 02, 10, 11, 27 & 58.

- Where trees are proposed close to plot boundary walls, suitable engineering measures should be employed to ensure walls are not undermined as the trees mature e.g. plot 86.

- Root barriers have been marked on the landscape plan to safeguard the easements; however root barriers should also be employed for street trees and trees adjacent to paved surfaces.

- The use of Viburnum tinus en-mass, such as for formal hedging should be avoided. They are prone to attack by beetles and can emit an unpleasant smell when wet.

- There are several front-of-plot hedges specified as large leafed, vigorous, evergreen species such as Photinia and Prunus. Where these are close to windows, e.g. plots 71-73, they have potential to block daylight. We recommend that these are reviewed and changed to a more suitable species.

- We recommend that a low growing hedge or shrub planting be placed along the northern edge of the site adjacent to the PROW.

- No details of surface treatment have been provided for the paths which join the development site to the PROW.

- There is no screening currently proposed for the substation (north of plot 5). We recommend that this is reviewed and amended accordingly.

- A section through the attenuation basin has been provided which looks to provide suitable gradients, however the shape of the basin appears to be heavily engineered. We would recommend, given the rural location further consideration is given to the aesthetic appeal of the basin. Furthermore, details of the inlets and outlets should be provided. Where possible, we would advise against the use of precast concrete headwalls and galvanized railings, in favour of a softer approach.

Currently, from a landscape perspective we are unable to support grant of Reserved Matters. Should you have any queries regarding the matters raised above, please let me know.

Yours sincerely,

Kim Howell BA (Hons) Dip LA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils. Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: BMSDC Public Realm Consultation Mailbox
Sent: 07 April 2022 18:21
Subject: RE: MSDC Planning Consultation Request - DC/22/01615 - RES

Thank you for consulting us on this.
Whilst the overall quantity of Open space is sufficient as a proportion of the development, and we are content with the general landscaping plans, as they stand we note that whereas the outline plans included a provision of a LEAP (the illustrative masterplan included the following "A central green is proposed at the heart of the development to accommodate a children's play space(LEAP) and village green, overlooked by adjacent properties."

With this number of properties we would expect such a provision to be included and would ask that the applicant amends the plans to allow for the provision of a LEAP as originally proposed.

Finally we note that the open space on the site is to be managed by a management company or another nominated body rather than the district council. As the areas will largely be used by the residents of the development this is a suitable solution.

Regards

Nick Elliott
Public Realm Officer
Babergh and Mid Suffolk District Councils – Working Together

Consultation Response Pro forma

Mid Suffolk

1	**Application Number**	DC-22-01615 – Land To The North and West Of, School Road, Elmswell, Suffolk Planning Officer: Daniel Cameron – Reserved Matters	
2	**Date of Response**	03.05.22	
3	**Responding Officer**	Name:	SACHA TILLER
		Job Title:	HOUSING ENABLING
		Responding on behalf of...	HOUSING STRATEGY
4	**Recommendation** (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	In an email from Emma Brooks, Group Partnership Housing Manager of Bloor Homes they have confirmed the following: The site is set to provide 86 units in total, inclusive of 30 affordable homes (35%) split 22 Affordable Rent (75%) & 8 Shared Ownership (25%). The approved affordable housing unit mix is detailed in S106 (pdf page 49). I wanted to get in touch with you to confirm that Bloor are meeting the S106 affordable unit mix, as detailed below. **Approved Affordable Housing Mix** **22 x Affordable Rent** 3 x 1 bed 2 person maisonette GF (self-contained unit with own entrance and no communal areas) 3 x 1 bed 2 person maisonette FF (self-contained unit with own entrance and no communal areas) 4 x 2 bed 3 person - bungalow 8 x 2 bed 4 person - house 4 x 3 bed 5 person house **8 x Shared Ownership** 5 x 2 bed 4 person house 3 x 3 bed 5 person house Total – 30 Affordable Housing units In terms of the build standards I can confirm that the above units will meet NDSS size standards, in line with the Council's adopted policy.	
5	**Discussion** Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	Therefore, we have no further comments to make on this matter as present.	
6	**Amendments, Clarification or Additional Information Required** (if holding objection) If concerns are raised, can they be overcome with changes?		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	Please ensure any requests are proportionate	
7	**Recommended conditions**	Should this change then planning permission should be re-sought.

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 14 Apr 2022 12:24:51
To:
Cc:
Subject: FW: Land To The North And West Of School Road Elmswell Suffolk- DC/22/01615
Attachments:

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 14 April 2022 11:04
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: Land To The North And West Of School Road Elmswell Suffolk- DC/22/01615

Dear Jamie,

Our Reference: PLN-0144835
Please see below our response for the Reserved Matters application- Land To The North And West Of School Road Elmswell Suffolk- DC/22/01615

Foul Water

There are no details relating to the connection into Anglian Waters network within this reserved matters, we would wish to be reconsulted if any further documents become submitted

Surface Water

The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.
https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/

Please do not hesitate to contact the Planning & Capacity Team on the number below or via email should you have any questions related to our planning application response.

Kind Regards,
Minu

love every drop. anglianwater

Planning & Capacity Team
Development Services
Telephone: 07929 786 955

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

--*----*----*----*----*----*----*----*----*----*----*----*----*----*----*---*----*-----*----*----*----*----*----*----*-
---*----*----*----*----*----*----*----*---*----*-----*----*----*----*----*----*----*----*----*----*----

The information contained in this message is likely to be confidential and may be legally privileged. The dissemination, distribution, copying or disclosure of this message, or its contents, is strictly prohibited unless authorised by Anglian Water. It is intended only for the person named as addressee. Anglian Water cannot accept any responsibility for the accuracy or completeness of this message. Contracts cannot be concluded with us by email or using the Internet. If you have received this message in error, please immediately return it to the sender at the above address and delete it from your computer. Anglian Water Services Limited Registered Office:

Consultee Comments for Planning Application DC/22/01615

Application Summary

Application Number: DC/22/01615
Address: Land To The North And West Of School Road Elmswell Suffolk
Proposal: Application for Approval of Reserved Matters following grant of Outline Approval DC/18/02146 Town and Country Planning Order 2015 - Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.
Case Officer: Jamie Martin-Edwards

Consultee Details

Name: Mrs Linda Hoggarth
Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP
Email: Not Available
On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum would like to see a commitment from the developer that they will ensure that all dwellings will meet Part M4 of the Building Regulations.

All dwellings should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is our view that in housing developments of over 10 dwellings, at least one of the dwellings should be built to wheelchair standard Part M4(3).

The provision of some bungalows is noted and these should all meet Part M4(2) of the building regulations to assist people with mobility problems and to assist people who wish to downsize from larger dwellings.

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that any dropped kerbs are absolutely level with roads for ease of access.

Surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used.

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 28 Apr 2022 11:46:39
To:
Cc:
Subject: FW: DC/22/01615 - Land To The North And West Of School Road, Elmswell
Attachments:

From: Planning <planning@suffolkwildlifetrust.org>
Sent: 28 April 2022 10:00
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/22/01615 - Land To The North And West Of School Road, Elmswell

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click here for more information or help from Suffolk IT

Thank you for your message. We have no comments to make on this application.

Gareth Dalglish
Ecology and Planning Advisor
07796 797827

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 22 April 2022 11:58
Subject: DC/22/01615 - Land To The North And West Of School Road, Elmswell

Good morning,

We would have sent yourself a consultation request for the above application on 01/04/2022. Your consultation request is due to expire on 22/04/2022.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Regards

Paul Hankins
Planning Support Officer - Development Management
Sustainable Communities
Babergh and Mid Suffolk District Councils

Tel 0300 1234000 Option 5 Option 3
Email:planning@baberghmidsuffolk.gov.uk
Web: www.babergh.gov.uk & www.midsuffolk.gov.uk

Endeavour House, 8 Russell Road, Ipswich IP1 2BX.

Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.

Philip Isbell – *Chief Planning Officer*
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk

OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Correspondence Address:
Richard Brown Planning Limited
18 Redwood
Burnham
Buckinghamshire
SL1 8JN

Applicant:
Christchurch Land and Estates (Elmswell South) Ltd
International House
6 South Street
Ipswich
Suffolk
England
IP1 3NU

Date Application Received: 11-May-18
Date Registered: 12-May-18

Application Reference: DC/18/02146

Proposal & Location of Development:
Outline Planning Application (Access to be considered) Erection of up to 86 dwellings including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.

Land To The North And West Of, School Road, Elmswell, Suffolk

Section A – Plans & Documents:
This decision refers to drawing no./entitled BMD.16.037.DR.P001 received 11/05/2018 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Drainage Details BM11245-006 E - Received 11/07/2018
Application Form - Received 11/05/2018
Site Location Plan BMD.16.037.DR.P001 - Received 11/05/2018
BMD.16.037.DR.P102 - Received 11/05/2018
BMD.16.037.DR.P104 - Received 11/05/2018
GEOENVIRONMENTAL REPORT - Received 11/05/2018
Heritage Statement - Received 11/05/2018
BASELINE FIGURES - Received 11/05/2018

NOISE SCREENING REPORT 003 AMEN - Received 11/05/2018
Flood Risk Assessment - Received 11/05/2018
SCHOOL ROAD UTILITIES - Received 11/05/2018
SCREENING REPORT - Received 11/05/2018
LIKELY VISUAL EFFECTS - Received 11/05/2018
VERIFIED VIEWS - Received 11/05/2018
LANDSCAPE AND VISUAL IMPACT ASSE - Received 11/05/2018
VIEWPOINT PHOTOGRAPHS - Received 11/05/2018
Defined Red Line Plan BMD.16.037.DR.P001 - Received 11/05/2018
Site Plan BMD.16.037.DR.P104 C - Received 24/06/2020
A13438-009 - Received 01/06/2020

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION

   Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

   Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS

   Before any development is commenced, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

   Reason - To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

3. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

   Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order

2015, (or any Order revoking and re-enacting that Order with or without modification):- - no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

4. PRIOR TO OCCUPATION WILDLIFE

Prior to the first occupation of each dwelling, a scheme, including timetable, of Swift/Owl/Bat/Bee box and/or brick installation for that dwelling shall be submitted, in writing, to the Local Planning Authority for approval. The scheme shall be carried out in full as may be agreed.

Reason - To provide net gains in biodiversity as set out by NPPF para 174 to protect and enhance the environment.

5. PRIOR TO OCCUPATION WILDLIFE

Prior to the commencement of any fencing/walls or other boundary treatment, a scheme, including timetable, of Hedgehog fencing for the entire site shall be first submitted, in writing, to the Local Planning Authority for approval. The scheme shall be carried out in full as may be approved.

Reason - To provide net gains in biodiversity as set out by NPPF para 174 to protect and enhance the environment.

6. PRIOR TO FIRST OCCUPATION - BIN

Prior to the first occupation of each dwelling (unless it is a flat without its own private amenity space), a garden composting bin shall be provided to its new occupiers for use.

Reason - To reduce waste from the development and improve the environment in accordance with the environmental objectives of the NPPF Para 8c.

7. SUSTAINABLE DRAINAGE REQUIREMENTS

Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
a. Dimensioned plans and drawings of the surface water drainage scheme;
b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for
all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;

d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
g. Details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site;
h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include: i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals (to include 1. Temporary drainage systems, 2. Measures for managing pollution / water quality and protecting controlled waters and watercourses, 3. Measures for managing any on or offsite flood risk associated with construction). ii. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as may be approved and thereafter retained.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

Guidance available at:-
https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-developmentand-flood-risk/construction-surface-water-management-plan/

8. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-
a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
c) Details of how construction and worker traffic and parking shall be managed.
d) Details of any protection measures for footpaths surrounding the site.
e) Details of any means of access to the site during construction.

f) Details of the scheduled timing/phasing of development for the overall construction period.
g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
h) Details of the siting of any on site compounds and portaloos.
i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
The construction shall at all times be undertaken in accordance with the agreed methodology as may be approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity."

9. LEVEL ACCESS FOR ALL

Each dwelling hereby approved shall be constructed to ensure at least one pedestrian access to the dwelling is level with the adjacent land and suitable for less mobile persons to access the dwelling at all times.

Reason - To better enable the dwelling to be adapt for changing needs, to ensure a reduction in disadvantage of less mobile persons and with consideration of Para 112 of the NPPF.

10. HIGHWAYS MITIGATION CONDITION

Detailed design of the mitigation measures on School Road/Church Road junction are to be submitted and approved by the Local Planning Authority. The approved scheme shall be laid out, constructed and made functionally available for use prior to first occupation of the 43rd Dwelling and thereafter retained in the approved form for the lifetime of the development.

Reason - To ensure that suitable highway improvements and mitigation measures are provided.

11. FOOTWAY AND CYCLEWAY CONDITION

Prior to the first occupation of the 1st Dwelling hereby approved (unless an alternative timetable is otherwise agreed in writing by the local planning authority) the footway/cycleway shall be provided in it's entirety as indicated in Figure 5.1 of the Technical Note 04 dated June 2020 and/or as may be amended by an arboricultural survey that shall be submitted to, in writing, and approved by the Local Planning Authority prior to commencement.

Reason - To ensure that suitable footways are provided to access the application site and to connect the sites with public rights of way and footway network.

12. HIGHWAYS CONDITION

Before the development is first occupied, details of the areas to be provided for storage and presentation of all Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in a phased manner to serve the relevant dwelling prior to its occupation/brought into use and shall be retained thereafter for no other purpose.

Reason - In the interests of highway safety.

13. HIGHWAYS BINS

Concurrent with the reserved matters for layout, details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

14. HIGHWAYS DETAILS

Concurrent with the layout reserved matters, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage) and details of the areas to be provided for the manoeuvring and parking of vehicles including electric vehicle charging units and secure cycle storage
shall be submitted to in writing for approval by the Local Planning Authority. The scheme as may be approved shall be carried out in its entirety before the development is brought into use or as may be phased to serve the occupied dwelling and shall be retained thereafter and used for no other purpose.

Reason: In the interests of highway safety.

15. TRAVEL PLAN

Prior to the occupation of any dwelling details of the travel arrangements to and from the site for residents of the dwellings, in the form of a Travel Plan shall be submitted for the approval in writing by the Local Planning Authority. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

Reason - In the interest of sustainable development as set out in the NPPF.

16. HIGHWAYS ROAD WIDENING

Notwithstanding details submitted, prior to the commencement of works to School Road/Church Road including the junction, the details of the road widening of School

Road/Church Road and timetable for works to be carried out shall be first agreed in writing by the Local Planning Authority and carried out as may be agreed in their entirety.

Reason - To ensure the exact details of the proposals will not be detrimental to amenity, highway safety and character of the area.

17. PART 1 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL EVALUATION

No development shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority,

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage as there is an unacceptable risk of loss and damage to archaeological and historic assets.

18. PART 2 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WRITTEN INVESTIGATION

No development shall take place until a written report on the results of the archaeology evaluation of the site has been submitted to the Local Planning Authority and that confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing.

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
The scheme of investigation shall include an assessment of significance and research questions; and:
a. The programme and methodology of site investigation and recording.
b. The programme for post investigation assessment.
c. Details of the provision to be made for analysis of the site investigation and recording.
d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement including a phasing plan as may be previously approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure features of archaeological importance are identified, preserved and secured to avoid damage or lost resulting from the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

19. PART 3 - ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

20. ACTION REQUIRED IN ACCORDANCE PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority. The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants.

21. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS - SUSTAINABILITY

Concurrent with the first reserved matters, a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

The Sustainability & Energy scheme must be provided detailing on how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day). Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:
https://www.suffolk.gov.uk/planning-waste-and-environment/planning-anddevelopment-advice/parking-guidance/

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Reason - To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

22. SPECIFIC RESTRICTION OF DEVELOPMENT : ILLUMINATION RESTRICTION

There shall be no means of external illumination installed and/or operated on/at the site except pursuant to the prior grant of a planning permission on an application made in that regard.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

23. CONCURRENT WITH RESERVED MATTERS FOR LANDSCAPING - ENHANCEMENT TO BE AGREED

Concurrent with the first reserved matters for landscaping, a scheme of appropriate biodiversity enhancement and mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority. No development shall be undertaken except in accordance with the approved scheme of enhancement, mitigation and timings as may be agreed in writing.

Reason - In order to safeguard and enhance protected wildlife species and their habitats in accordance with the NPPF principles to increase biodiversity.

24. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FOUL WATER DRAINAGE DETAILS

Full details of foul water drainage shall have been submitted to and approved, in writing, by the Local Planning Authority prior to the beginning of any works to the building it would serve are commenced. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is

functionally available for use. The foul water drainage scheme shall thereafter be maintained as approved.

Reason - To safeguard the ground water environment from harm.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS01 - Settlement Hierarchy
GP01 - Design and layout of development
H13 - Design and layout of housing development
NPPF - National Planning Policy Framework

NOTES:

1. Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)

   The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. Notes

   Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
   Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
   Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment may be is subject to payment of a surface water developer contribution
   Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991

Any works to a main river may require an environmental permit

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:
CIL in Babergh and CIL in Mid Suffolk or by contacting the Infrastructure Team on:
infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/18/02146

Signed: **Philip Isbell** **Dated:** **8th March 2022**

Chief Planning Officer
Sustainable Communities

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.
Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused

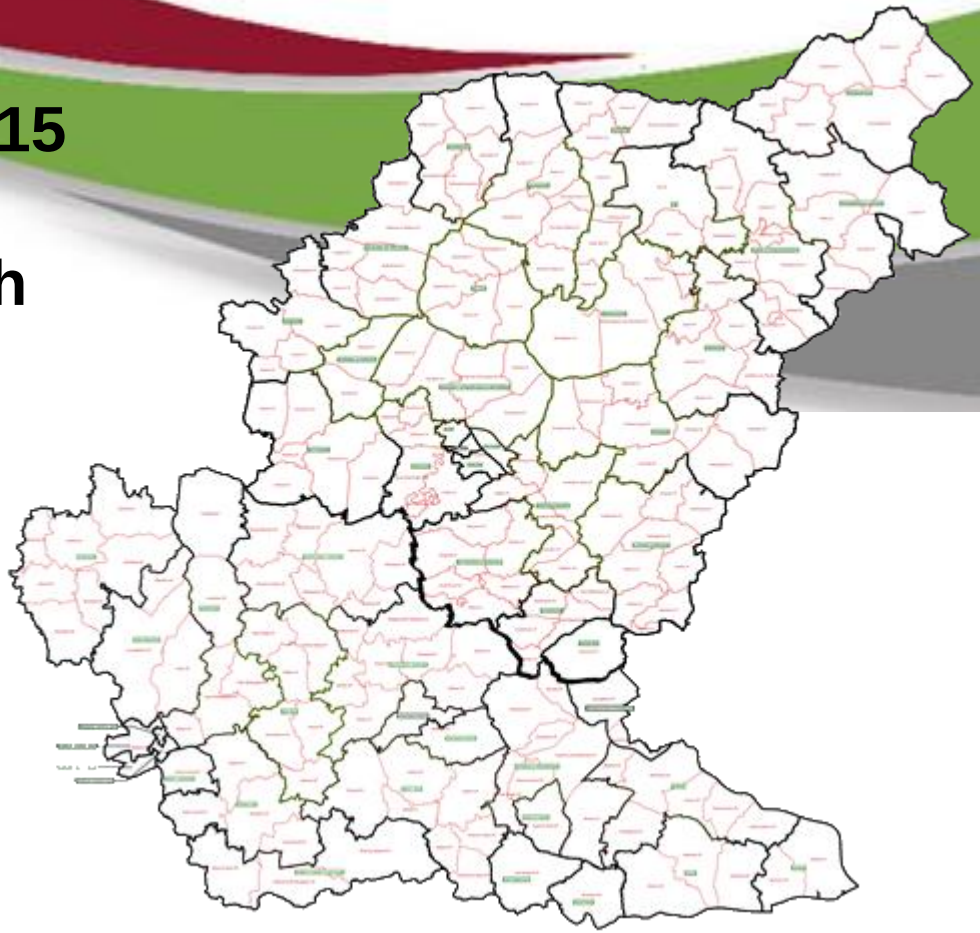
The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practise refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.
*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

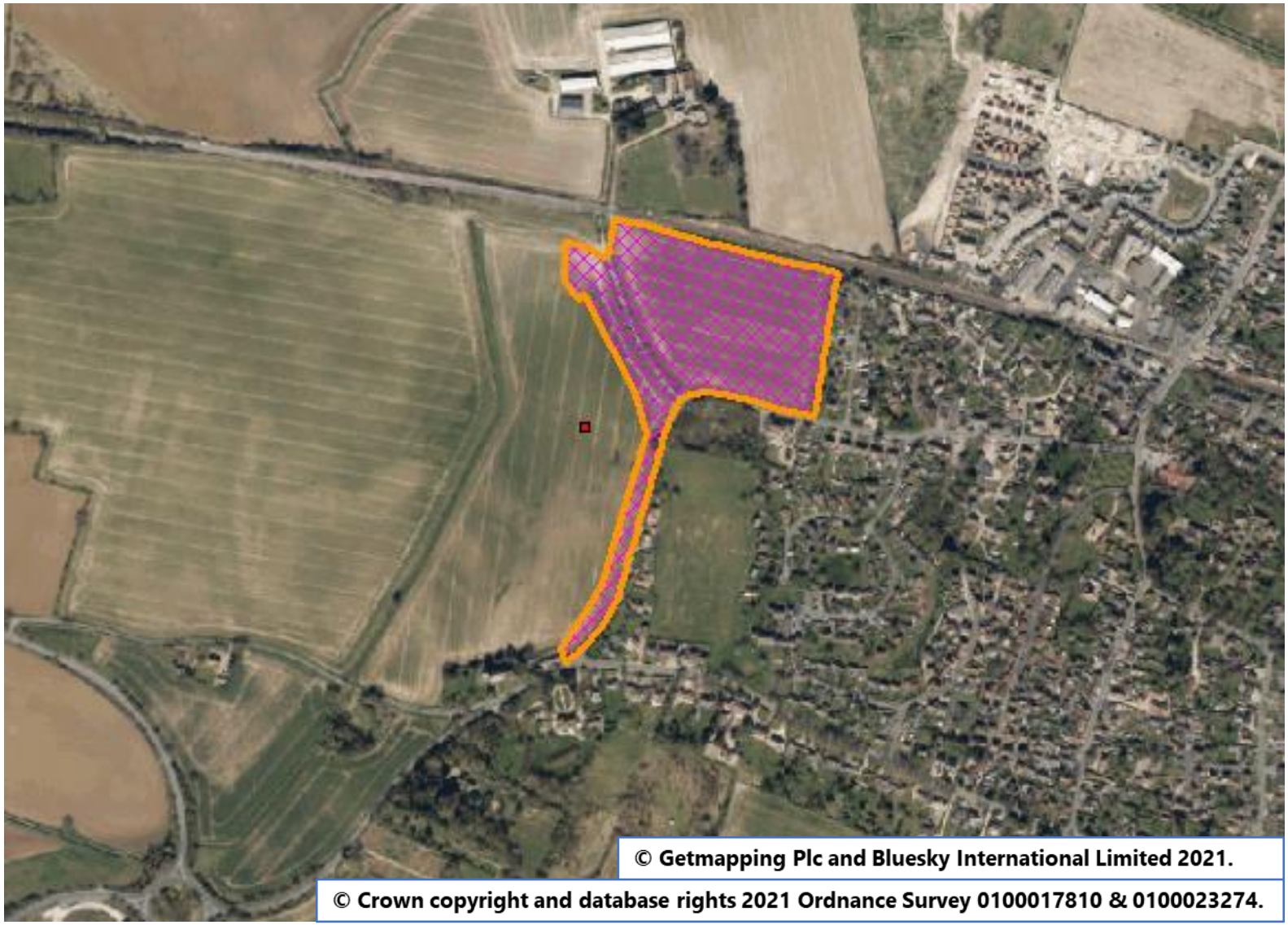
This page is intentionally left blank

Application No: DC/22/01615

Address: Land to the North and West of School Road Elmswell

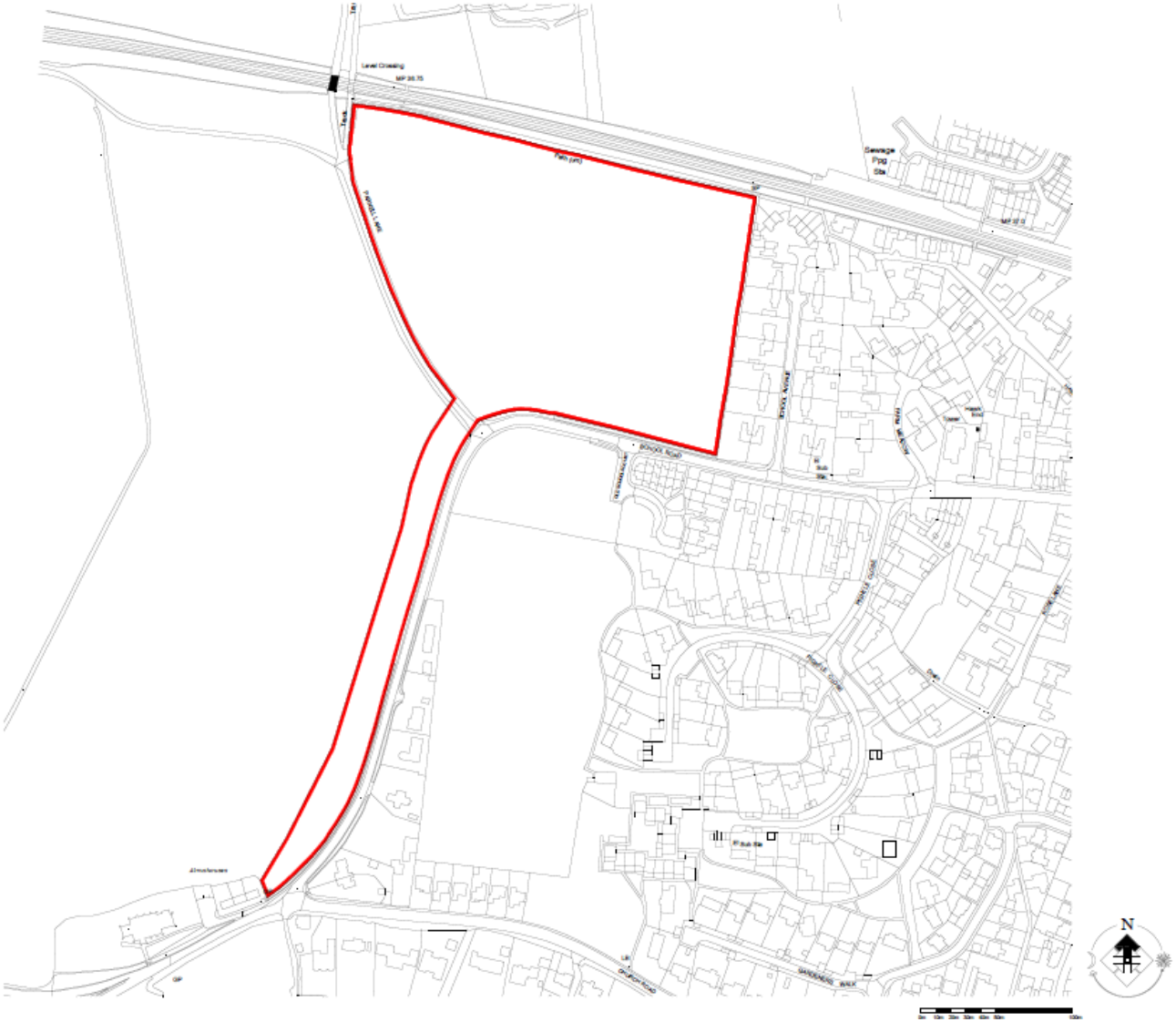


Aerial Map


© Getmapping Plc and Bluesky International Limited 2021.
© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.

Aerial Map – wider view

Site Location Plan



Constraints Map

Built Up Area Boundaries

Footpath

Flood Zone 2

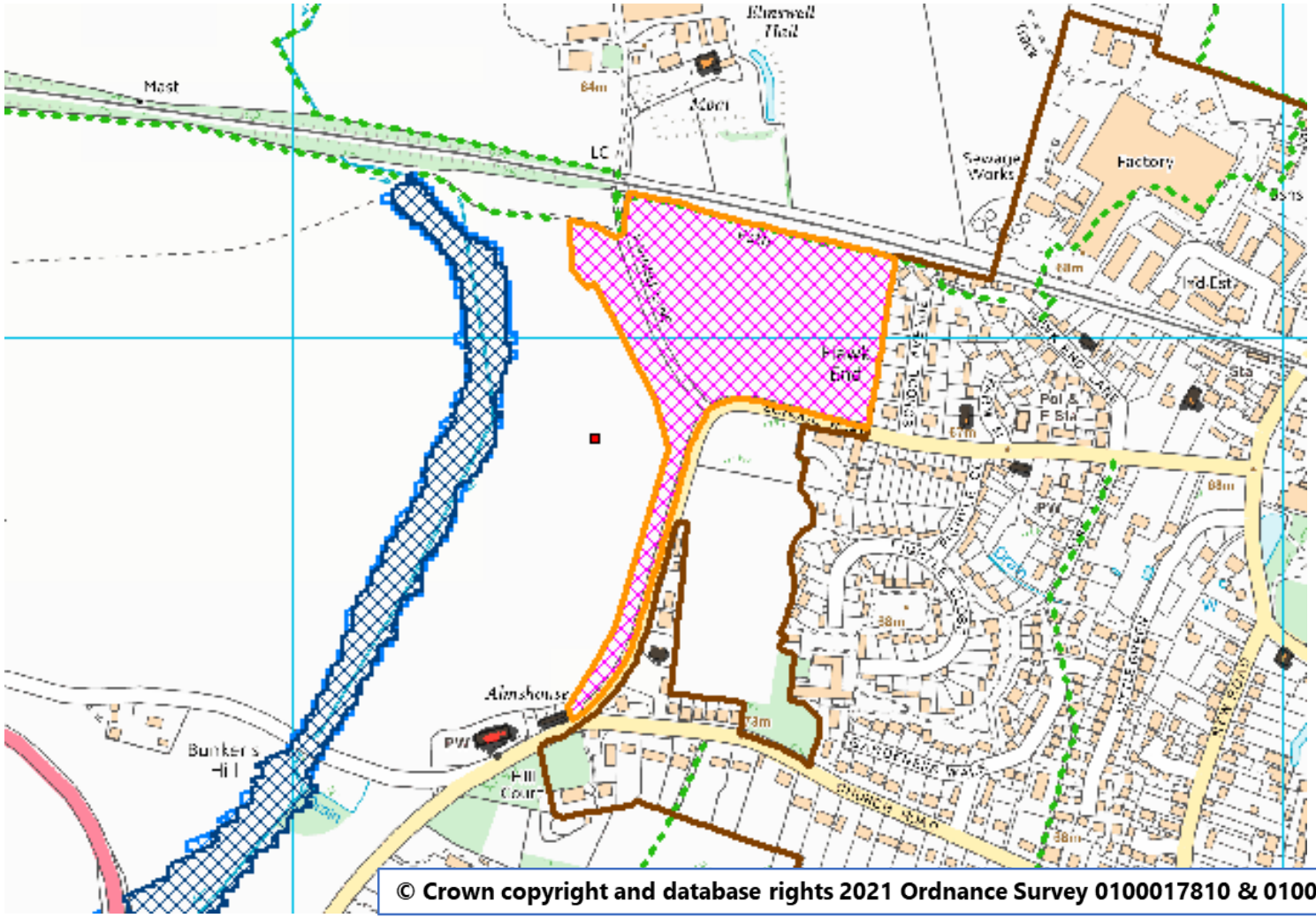
Flood Zone 3

Listed Buildings

Grade I

Grade II

Grade II*



© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.

Site Layout

Meadow Court
The Last House
Kempley Hous
Osprey House
Pre-School 0.1ha
SCHOOL ROAD
GRAFIK
P6

Street Scenes A-C

Streetscene A

Streetscene B

Streetscene C

Location Plan NTS

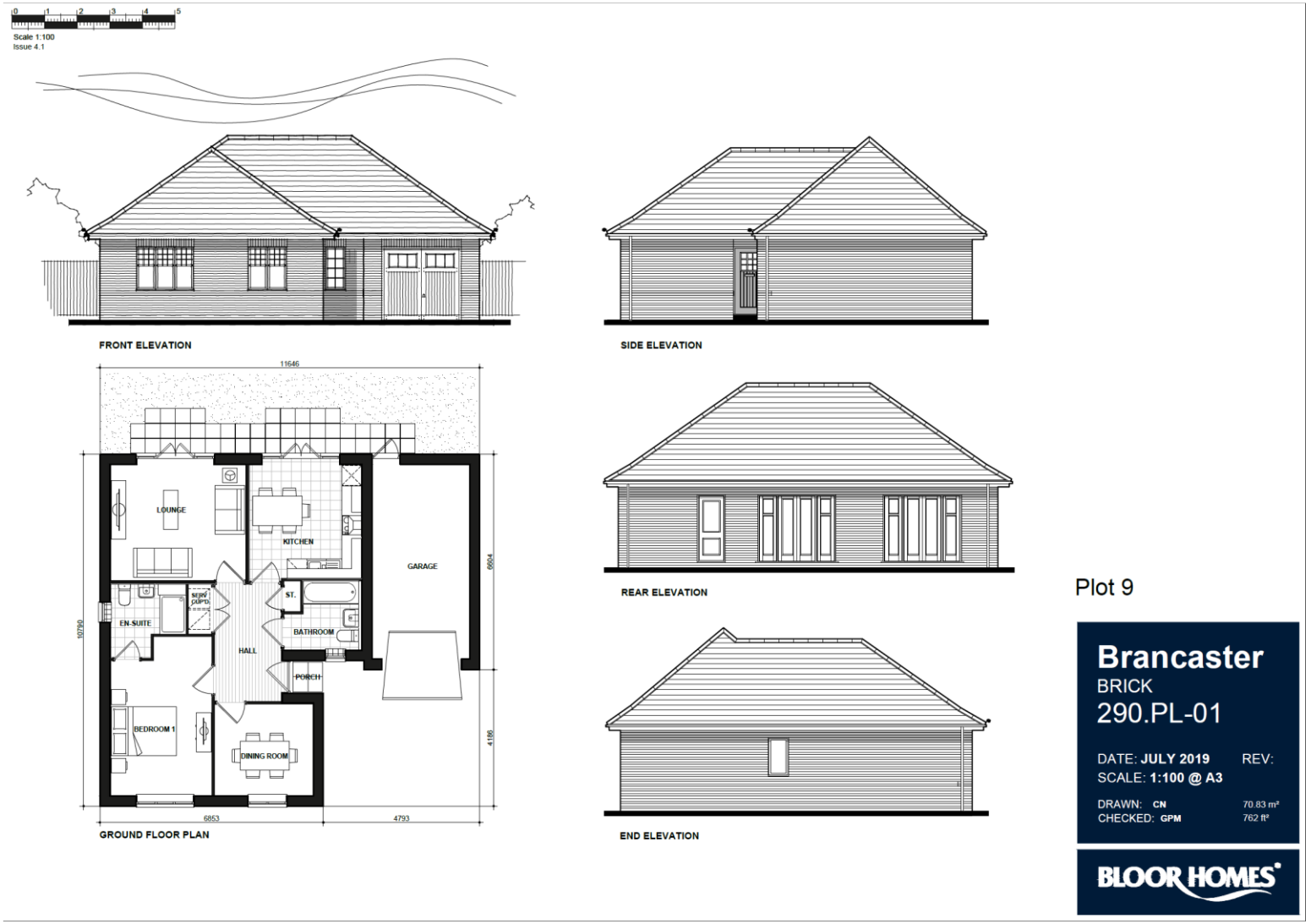
Street Scenes D-E

Streetscene D

Streetscene E

Location Plan NTS

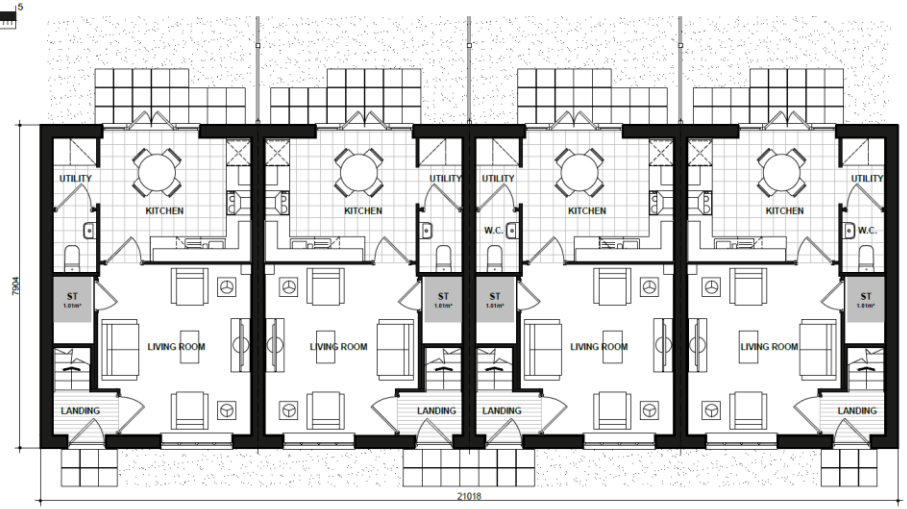
Proposed Plans and Elevations – house type Brancaster



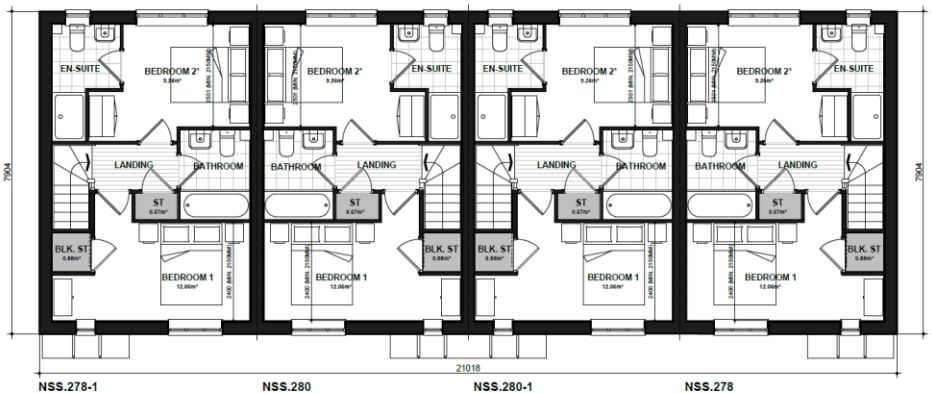
Proposed Elevations – house type Dekker (4)

Proposed Floor Plans – house type Dekker (4)

Scale 1:100
Issue 4.3



NSS.278-1 NSS.280 NSS.280-1 NSS.278
FIRST FLOOR PLAN



NSS.278-1 NSS.280 NSS.280-1 NSS.278
FIRST FLOOR PLAN

★Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

Plots 50, 51, 52, 53

National Space Standards		
2B3P	Actual Area	NSS Requirement
Ground Floor Plan	35.00m²	
First Floor Plan	35.00m²	
Total Floor Area m²	**70.00m²**	70.00m²
Total Floor Area ft²	753ft²	753ft²
Bedroom 2	9.26m²	7.5m²
Bedroom 1	12.06m²	11.5m²
Store Under Stair	1.01m²	
Store Landing	0.67m²	
Store Bulkhead	0.88m²	
Built in Store Total	2.56m²	2.0m²

Dekker (4)

NSS.811.PL-04

DATE: **OCT 2019** REV:
SCALE: **1:100 @ A3**

DRAWN:DR 71.21m²
CHECKED:MJE 766ft²

BLOOR HOMES

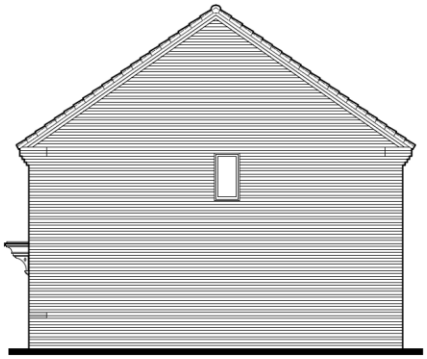
Proposed Plans and Elevations – house type Bacton

Scale 1:100
Issue 4.3

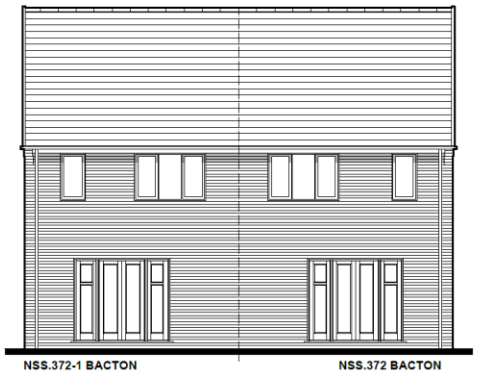
Plots 18-19, 48-49, 66-67, 68-69

NSS.372 BACTON
FRONT ELEVATION

NSS.372-1 BACTON

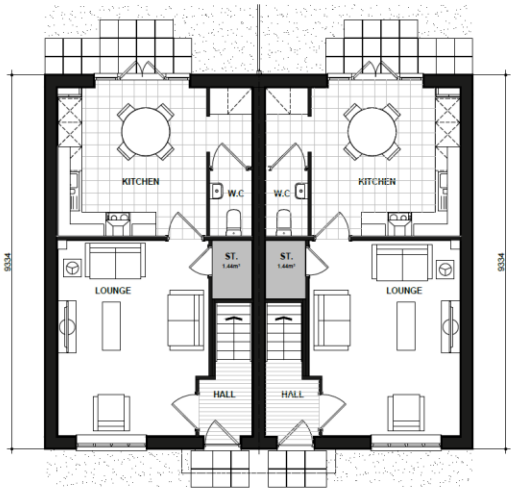


NSS.372-1 BACTON
SIDE ELEVATION



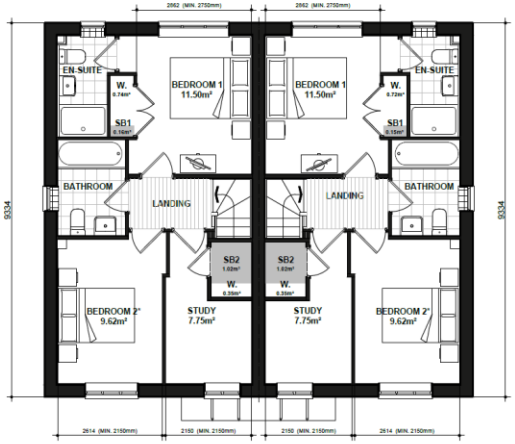
NSS.372-1 BACTON
REAR ELEVATION

NSS.372 BACTON



NSS.372-1 BACTON
GROUND FLOOR PLAN

NSS.372-1 BACTON



NSS.372-1 BACTON
FIRST FLOOR PLAN

NSS.372-1 BACTON

★Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

BACTON - National Space Standards		
	Actual Area	NSS Requirement
Ground Floor Plan	42.00m²	
First Floor Plan	42.00m²	
Total floor area m²	**84.00m²**	70.00m²
Total floor area ft²	904ft²	753ft²
Bedroom 1	11.50m²	11.5m²
Bedroom 2	9.62m²	7.5m²
Store Under Stair	1.44m²	
Store Bedroom 1 (SB1)	0.15m²	
Store Bedroom 3 (SB2)	1.02m²	
Built in store total	2.61m²	2.5m²

Bacton
BRICK
NSS.372.PL-01

DATE: **APR 2019** REV:
SCALE: **1:100 @ A3**

DRAWN: **GSW** 85.35m²
CHECKED: **GPM** 919ft²

BLOOR HOMES

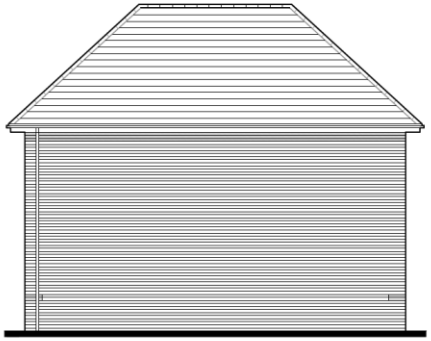
Proposed Plans and Elevations – house type Lydford

Scale 1:100
Issue 4.4

Plot 17

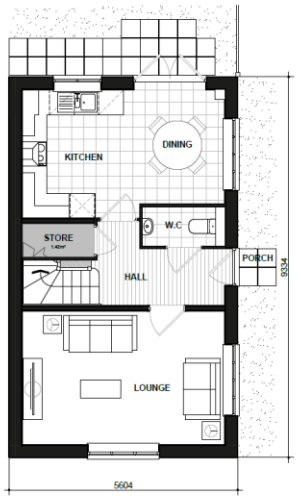
FRONT ELEVATION

SIDE ELEVATION

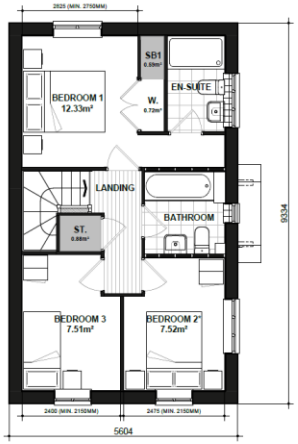


REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

★ Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards		
3B4P	Actual Area	NSS Requirement
Ground Floor Plan	42.97m²	
First Floor Plan	42.97m²	
Total floor area m²	**85.93m²**	84.00m²
Total floor area ft²	925ft²	904ft²
Bedroom 1	12.33m²	11.5m²
Bedroom 2	7.52m²	7.5m²
Bedroom 3	7.51m²	7.5m²
Store Under Stair	1.42m²	
Store Landing	0.88m²	
Store Bedroom 1	0.59m²	
Built in store total	2.89m²	2.5m²

Lyford
BRICK
NSS.301-1.PL-01

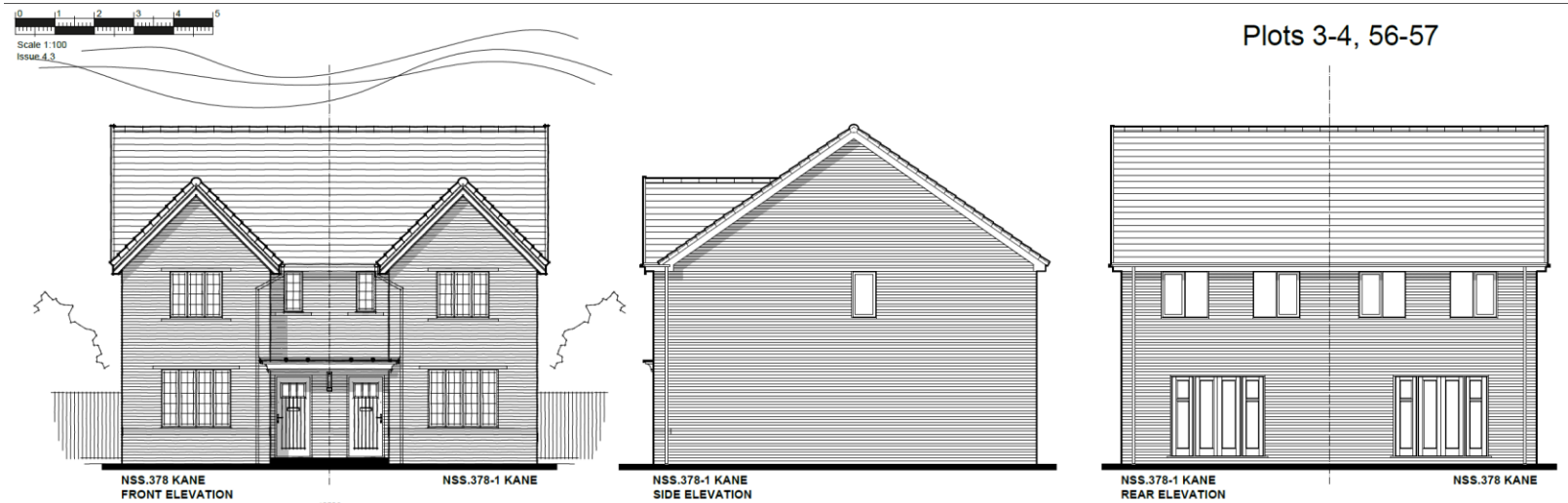
DATE: **JAN 2021** REV:
SCALE: **1:100 @ A3**

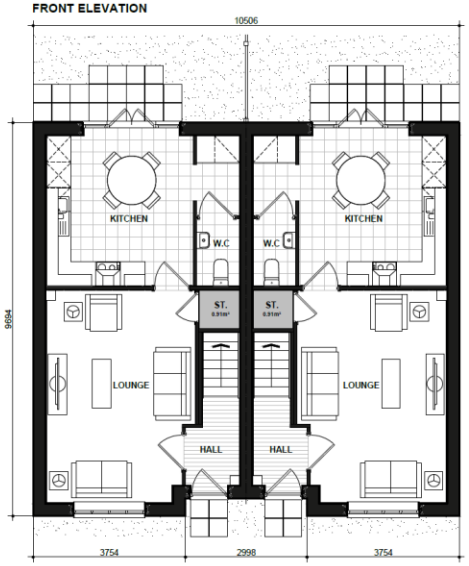
DRAWN: **MJE** 87.30m²
CHECKED: **GPM** 940ft²

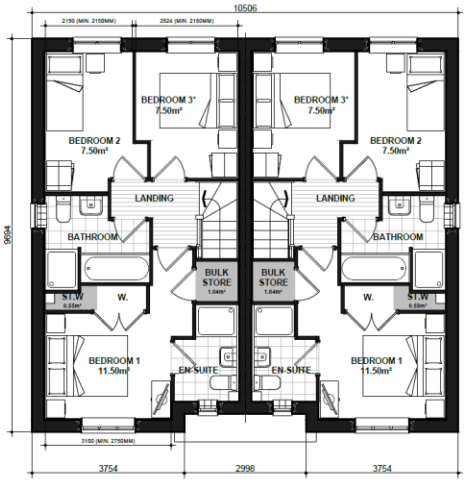
BLOOR HOMES

Proposed Plans and Elevations – house type Kane

Plots 3-4, 56-57







National Space Standards		
3B4P	Actual Area	NSS Requirement
Ground Floor Plan	42.21m²	
First Floor Plan	42.21m²	
Total Floor Area m²	84.43m²	84.00m²
Total Floor Area ft²	909ft²	904ft²
Bedroom 1	11.50m²	11.5m²
Bedroom 2	7.50m²	7.5m²
Bedroom 3	7.50m²	7.5m²
Store Under Stair	0.91m²	
Store (Bulk)	1.04m²	
Store (Wardrobe)	0.55m²	
Built in Store Total	2.50m²	2.5m²

Kane

BRICK

NSS.378_378-1.PL-01

DATE: **JUNE 2019** REV:

SCALE: **1:100 @ A3**

DRAWN: VO 85.81m²

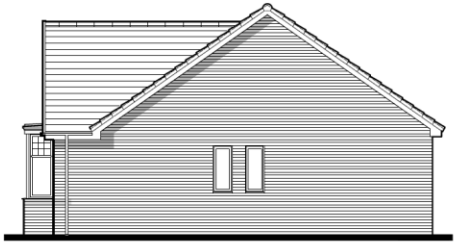
CHECKED: TP 924ft²

BLOOR HOMES

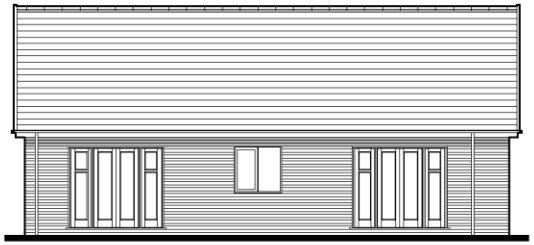
Proposed Plans and Elevations – house type Bircham

Scale 1:100
Issue 4.1

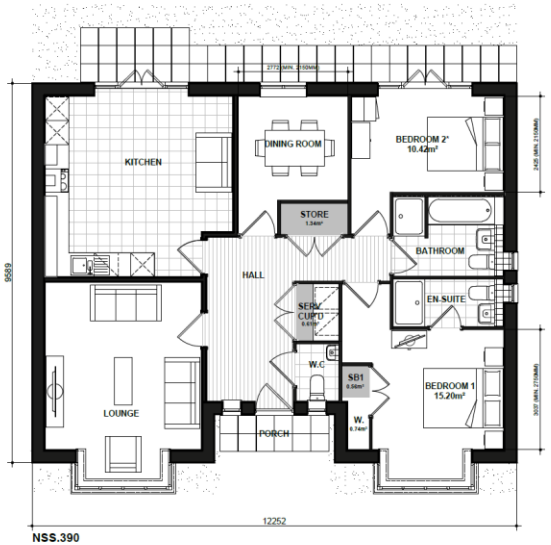
NSS.390
FRONT ELEVATION



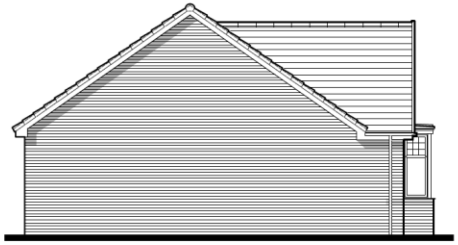
NSS.390
SIDE ELEVATION



NSS.390
REAR ELEVATION



NSS.390
GROUND FLOOR PLAN



NSS.390
SIDE ELEVATION

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

Plot 76

National Space Standards		
3B4P	Actual Area	NSS Requirement
Ground Floor Plan	101.97m²	
Total floor area m²	**101.97m²**	74.00m²
Total floor area ft²	1098ft²	797ft²
Bedroom 1	15.20m²	11.5m²
Bedroom 2	10.42m²	7.5m²
Store Hall	1.34m²	
Store Service Cupboard	0.61m²	
Store Bedroom 1	0.56m²	
Built in store total	2.51m²	2.5m²

Bircham
BRICK
NSS.390.PL-01

DATE: **SEPT 2019** REV:
SCALE: **1:100 @ A3**

DRAWN: **DRW** 103.15m²
CHECKED: **GPM** 1110ft²

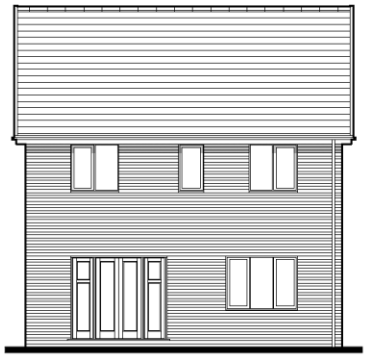
BLOOR HOMES

Proposed Plans and Elevations – house type Welford

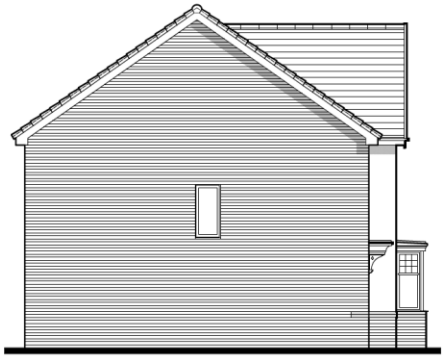
Scale 1:100
Issue 4.2

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Plots 64, 65

National Space Standards		
NSS.3B5P	Actual Area	NSS Requirement
Ground Floor Plan	60.82m²	
First Floor Plan	59.37m²	
Total floor area m²	**120.19m²**	93.00m²
Total floor area ft²	1294ft²	1001ft²
Bedroom 1	16.25m²	11.5m²
Bedroom 2	12.20m²	11.5m²
Bedroom 3	7.50m²	7.5m²
Store Stairs	1.01m²	
Store Landing	0.75m²	
Store Bedroom 1	1.21m²	
Built in store total	2.98m²	2.5m²

Welford
RENDER
NSS.394-1.PL-02

DATE: **OCT 2020** REV:
SCALE: **1:100 @ A3**

DRAWN: **MJE** 121.81m²
CHECKED: **GPM** 1311ft²

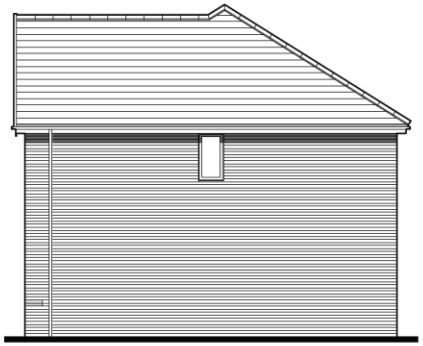
BLOOR HOMES

Proposed Elevations – house type Wynyard

0 1 2 3 4 5

Scale 1:100
Issue 4.2

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

Plot 80

National Space Standards		
NSS.4B5P	Actual Area	NSS Requirement
Ground Floor Plan	60.82m²	
First Floor Plan	59.37m²	
Total floor area m²	**120.19m²**	97.00m²
Total floor area ft²	1294ft²	1044ft²
Bedroom 1	12.04m²	11.5m²
Bedroom 2	10.05m²	7.5m²
Bedroom 3	8.23m²	7.5m²
Bedroom 4	7.52m²	7.5m²
Store Bedroom 1	0.53m²	
Store Landing	1.50m²	
Stair Store	1.00m²	
Built in store total	3.03m²	3.0m²

Wynyard
BRICK
NSS.401-1.PL-01

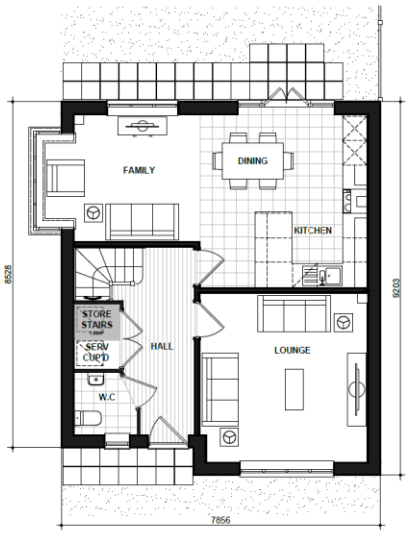
DATE: **FEB 2021** REV:
SCALE: **1:100 @ A3**

DRAWN: **MJE** 121.81m²
CHECKED: **GPM** 1311ft²

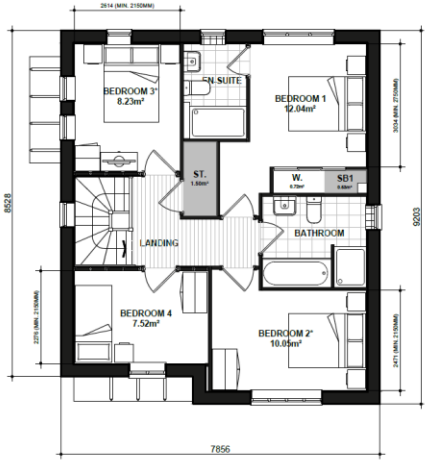
BLOOR HOMES

Proposed Plans– house type Wynyard

Scale 1:100
Issue 4.2



GROUND FLOOR PLAN



FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

Plot 80

National Space Standards		
NSS.4B5P	Actual Area	NSS Requirement
Ground Floor Plan	60.82m²	
First Floor Plan	59.37m²	
Total floor area m²	**120.19m²**	97.00m²
Total floor area ft²	1294ft²	1044ft²
Bedroom 1	12.04m²	11.5m²
Bedroom 2	10.05m²	7.5m²
Bedroom 3	8.23m²	7.5m²
Bedroom 4	7.52m²	7.5m²
Store Bedroom 1	0.53m²	
Store Landing	1.50m²	
Stair Store	1.00m²	
Built in store total	3.03m²	3.0m²

Wynyard
PLANS
NSS.401-1.PL-06

DATE: **FEB 2021** REV:
SCALE: **1:100 @ A3**

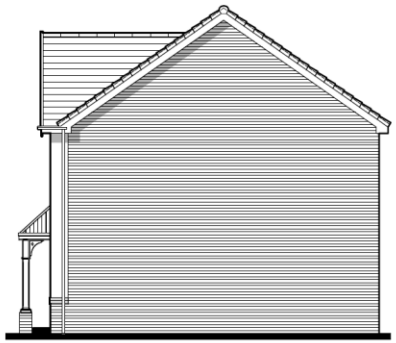
DRAWN: **MJE** 121.81m²
CHECKED: **GPM** 1311ft²

BLOOR HOMES

Proposed Plans and Elevations – house type Plomer

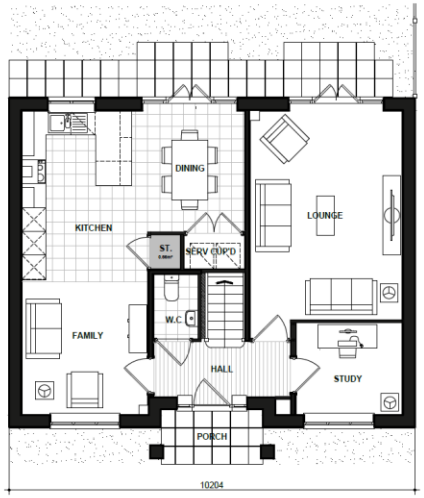
Scale 1:100
Issue 4.2

NSS.482
FRONT ELEVATION

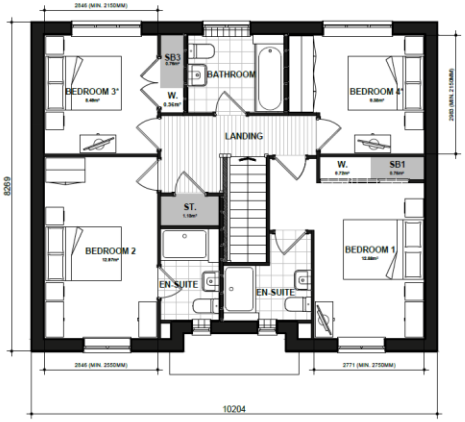


NSS.482
SIDE ELEVATION

NSS.482
REAR ELEVATION



NSS.482
GROUND FLOOR PLAN



NSS.482
FIRST FLOOR PLAN
★Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards		
4B6P	Actual Area	NSS Requirement
Ground Floor Plan	71.27m²	
First Floor Plan	71.27m²	
Total floor area m²	142.54m²	106.00m²
Total floor area ft²	1534ft²	1141ft²
Bedroom 1	12.88m²	11.5m²
Bedroom 2	12.97m²	11.5m²
Bedroom 3	8.49m²	7.5m²
Bedroom 4	9.38m²	7.5m²
Store Hall	0.66m²	
Store Landing	1.13m²	
Store Bedroom 1	0.75m²	
Store Bedroom 3	0.76m²	
Built in store total	3.30m²	3.0m²

Plots 79, 84

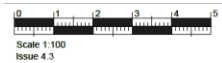
Plomer
RENDER
NSS.482.PL-02

DATE: **SEPT 2019** REV:
SCALE: **1:100 @ A3**

DRAWN: VO 144.31 m²
CHECKED: TP 1553 ft²

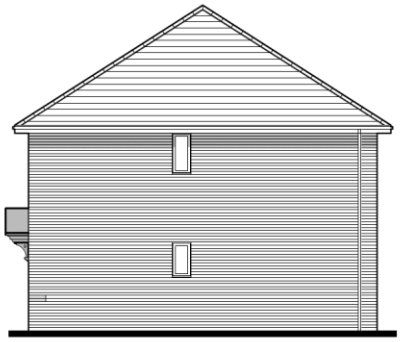
BLOOR HOMES

Proposed Elevations – house type Dorneywood



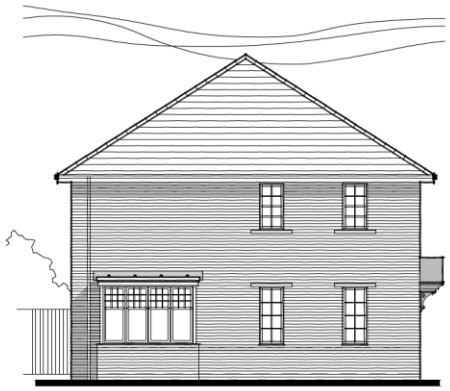
Scale 1:100
Issue 4.3

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION

Plots 73, 86

National Space Standards		
4B7P	Actual Area	NSS Requirement
Ground Floor Plan	75.97m²	
First Floor Plan	74.52m²	
Total floor area m²	**150.49m²**	115.00m²
Total floor area ft²	1620ft²	1238ft²
Bedroom 1	15.22m²	11.5m²
Bedroom 2	11.51m²	11.5m²
Bedroom 3	11.61m²	11.5m²
Bedroom 4	10.48m²	7.5m²
Store Under Stair (ST1)	1.24m²	
Store Landing (ST2)	0.36m²	
Store Bedroom 1 (SB1)	0.54m²	
Store Utility (ST3)	0.94m²	
Built in store total	3.09m²	3.0m²

Dorneywood
BRICK
NSS.496-1.PL-01

DATE: **JAN 2021** REV:
SCALE: **1:100 @ A3**

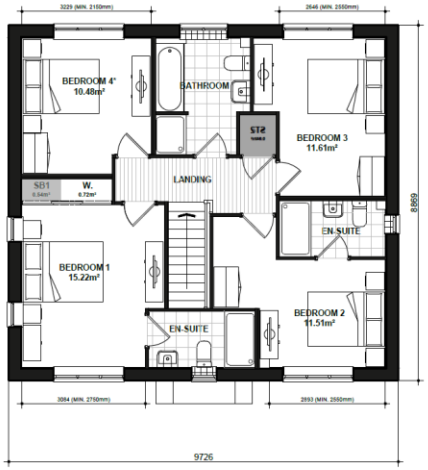
DRAWN: **MF** 152.26m²
CHECKED: **GPM** 1639ft²

BLOOR HOMES

Proposed Plans– house type Dorneywood

Scale 1:100
Issue 4.3

GROUND FLOOR PLAN



FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

Plots 73, 86

National Space Standards		
4B7P	Actual Area	NSS Requirement
Ground Floor Plan	75.97m²	
First Floor Plan	74.52m²	
Total floor area m²	**150.49m²**	115.00m²
Total floor area ft²	1620ft²	1238ft²
Bedroom 1	15.22m²	11.5m²
Bedroom 2	11.51m²	11.5m²
Bedroom 3	11.61m²	11.5m²
Bedroom 4	10.48m²	7.5m²
Store Under Stair (ST1)	1.24m²	
Store Landing (ST2)	0.36m²	
Store Bedroom 1 (SB1)	0.54m²	
Store Utility (ST3)	0.94m²	
Built in store total	3.09m²	3.0m²

Dorneywood
FLOOR PLANS
NSS.496-1.PL-05

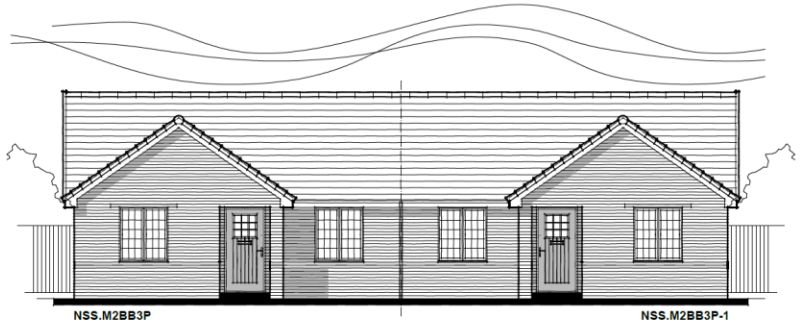
DATE: **JAN 2021** REV:
SCALE: **1:100 @ A3**

DRAWN: **MF** 152.26m²
CHECKED: **GPM** 1639ft²

BLOOR HOMES

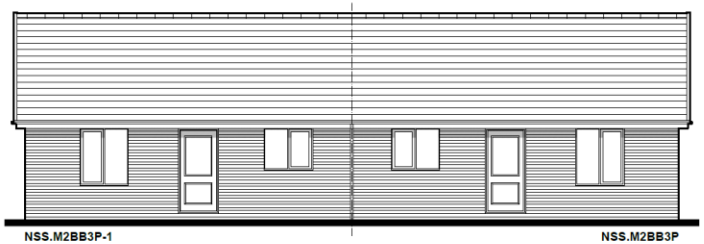
Proposed Plans and Elevations – house type Tyard

Scale 1:100



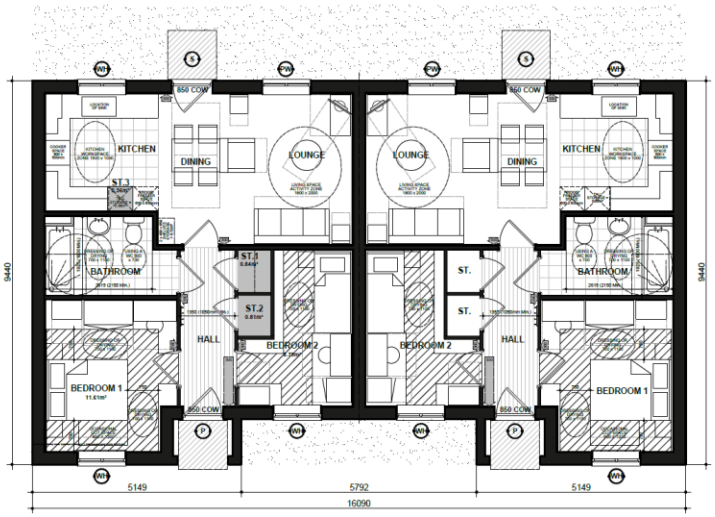
NSS.M2BB3P
FRONT ELEVATION

NSS.M2BB3P-1



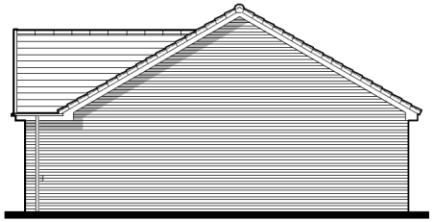
NSS.M2BB3P-1
REAR ELEVATION

NSS.M2BB3P

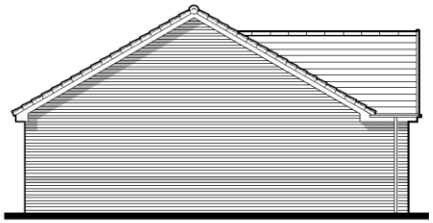


NSS.M2BB3P
FLOOR PLAN

NSS.M2BB3P-1



NSS.M2BB3P-1
SIDE ELEVATION



NSS.M2BB3P
SIDE ELEVATION

Plots 11-12

National Space Standards		
NSS.M2BB3P(2)	Actual Area	NSS Requirement
Ground Floor Plan	61.00m²	
Total Floor Area m²	**61.00m²**	61.00m²
Total Floor Area ft²	657ft²	657ft²
Bedroom 1	11.61m²	11.5m²
Bedroom 2	8.79m²	7.5m²
Store Hall (ST1)	0.84m²	
Store Hall (ST2)	0.81m²	
Store Kitchen (ST3)	0.36m²	
Built in Store Total	2.00m²	2.0m²

Tyard

BRICK

NSS.M2BB3P(2).PL-01

DATE: **MAY 2021** REV:

SCALE: **1:100 @ A3**

DRAWN: **JG** 61.00 m²

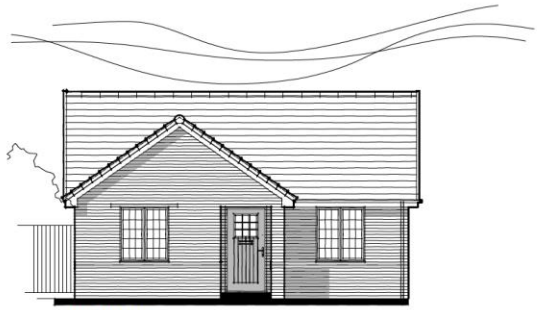
CHECKED: **GPM** 657 ft²

BLOOR HOMES

NSS.M2BB3P - HQI Unit Type: 57-67sqm.

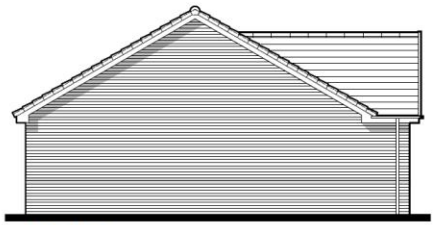
Proposed Plans and Elevations – house type Tyard

Scale 1:100

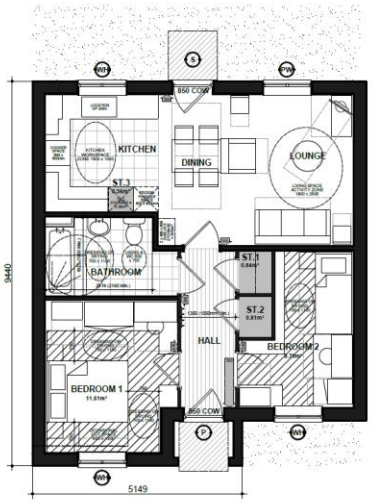


NSS.M2BB3P
FRONT ELEVATION

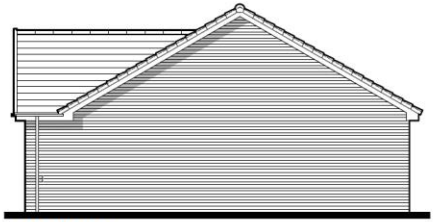
NSS.M2BB3P



NSS.M2BB3P
SIDE ELEVATION



NSS.M2BB3P
FLOOR PLAN



NSS.M2BB3P-1
SIDE ELEVATION

Plot 30

National Space Standards		
NSS.M2BB3P(2)	Actual Area	NSS Requirement
Ground Floor Plan	61.00m²	
Total Floor Area m²	**61.00m²**	61.00m²
Total Floor Area ft²	657ft²	657ft²
Bedroom 1	11.61m²	11.5m²
Bedroom 2	8.79m²	7.5m²
Store Hall (ST1)	0.84m²	
Store Hall (ST2)	0.81m²	
Store Kitchen (ST3)	0.36m²	
Built in Store Total	2.00m²	2.0m²

Tyard
BRICK
NSS.M2BB3P(2).PL-01

DATE: **MAY 2021** REV:
SCALE: **1:100 @ A3**

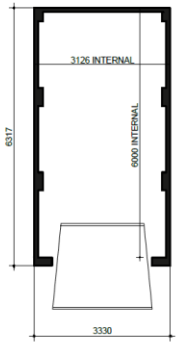
DRAWN: **JG** 61.00m²
CHECKED: **GPM** 657 ft²

BLOOR HOMES

NSS.M2BB3P - HQI Unit Type: 57-67sqm.

Single Garage – Plans and Elevations

FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION



FLOOR PLAN

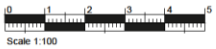
Single (1)
BRICK
GL01.PL-01

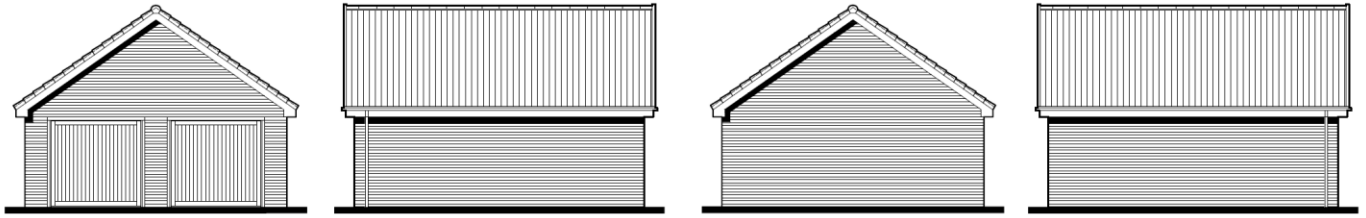
DATE: **APRIL 2019** REV:
SCALE: **1:100 @ A3**

DRAWN: **KS**
CHECKED: **GPM**

BLOOR HOMES

Double Garage – Plans and Elevations



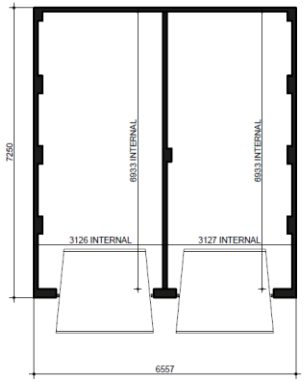


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN

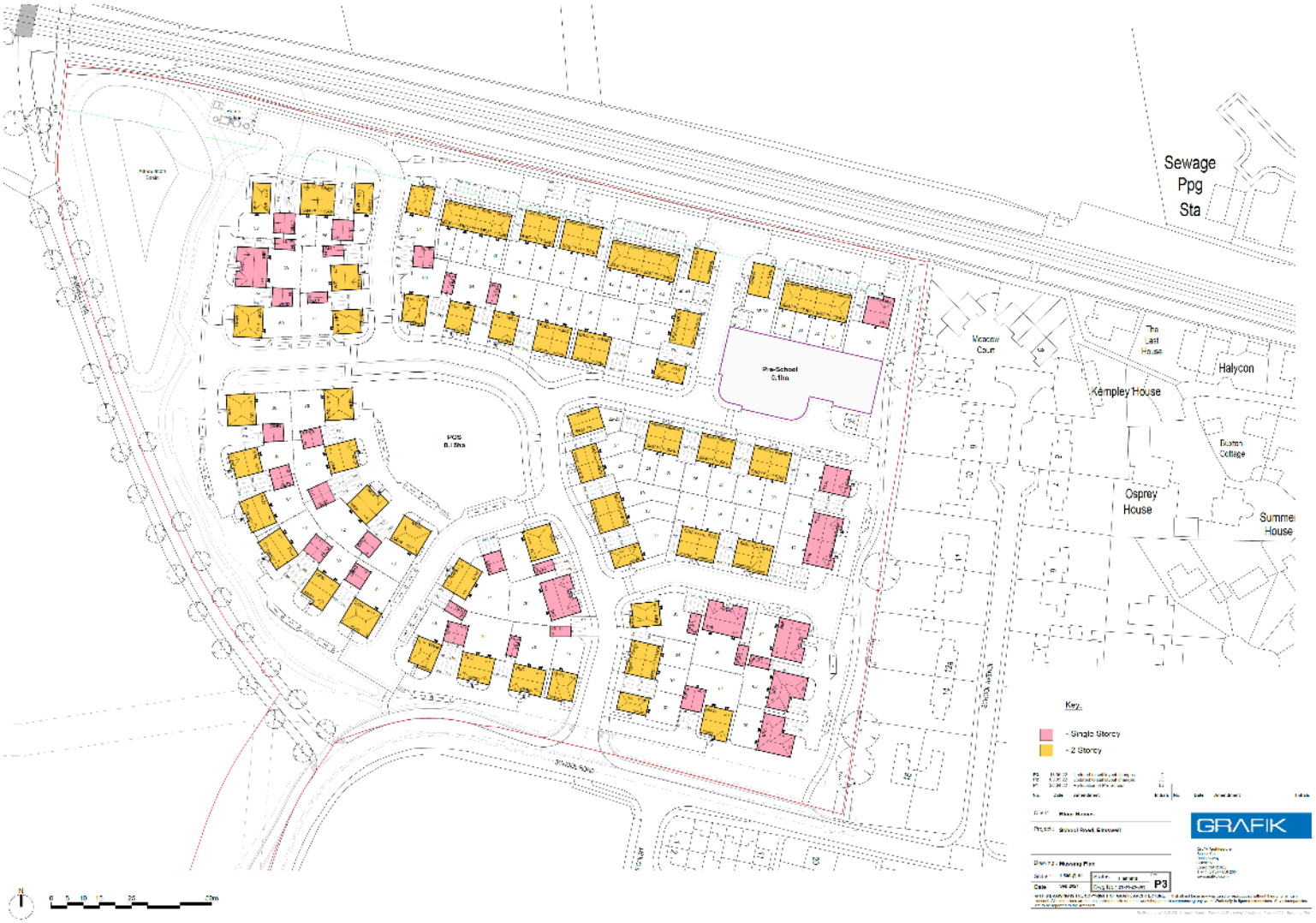
Sales
BRICK
SG02.PL-01

DATE: **APRIL 2019** REV:
SCALE: **1:100 @ A3**

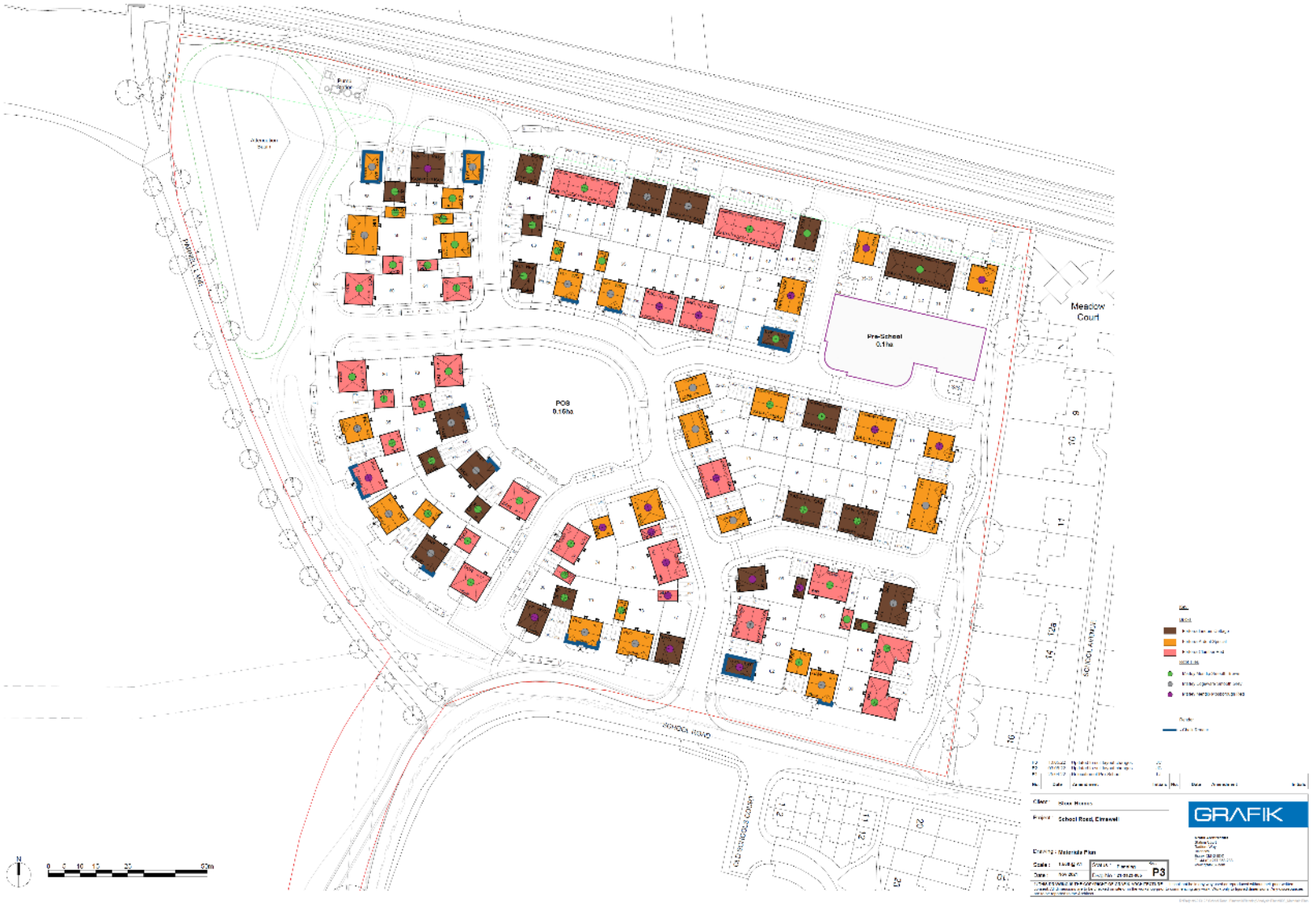
DRAWN: **KS**
CHECKED: **GPM**

BLOOR HOMES

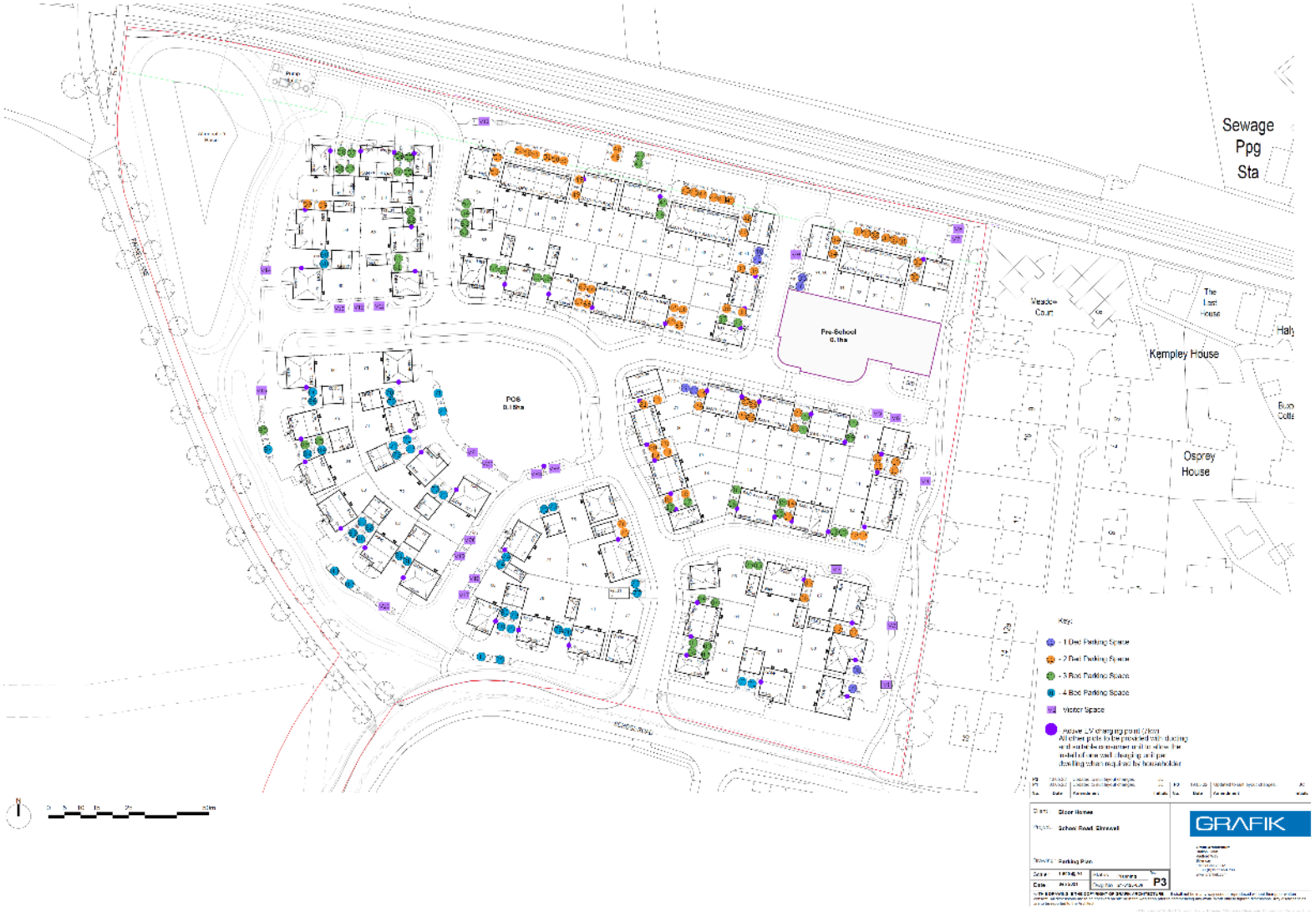
Massing Plan



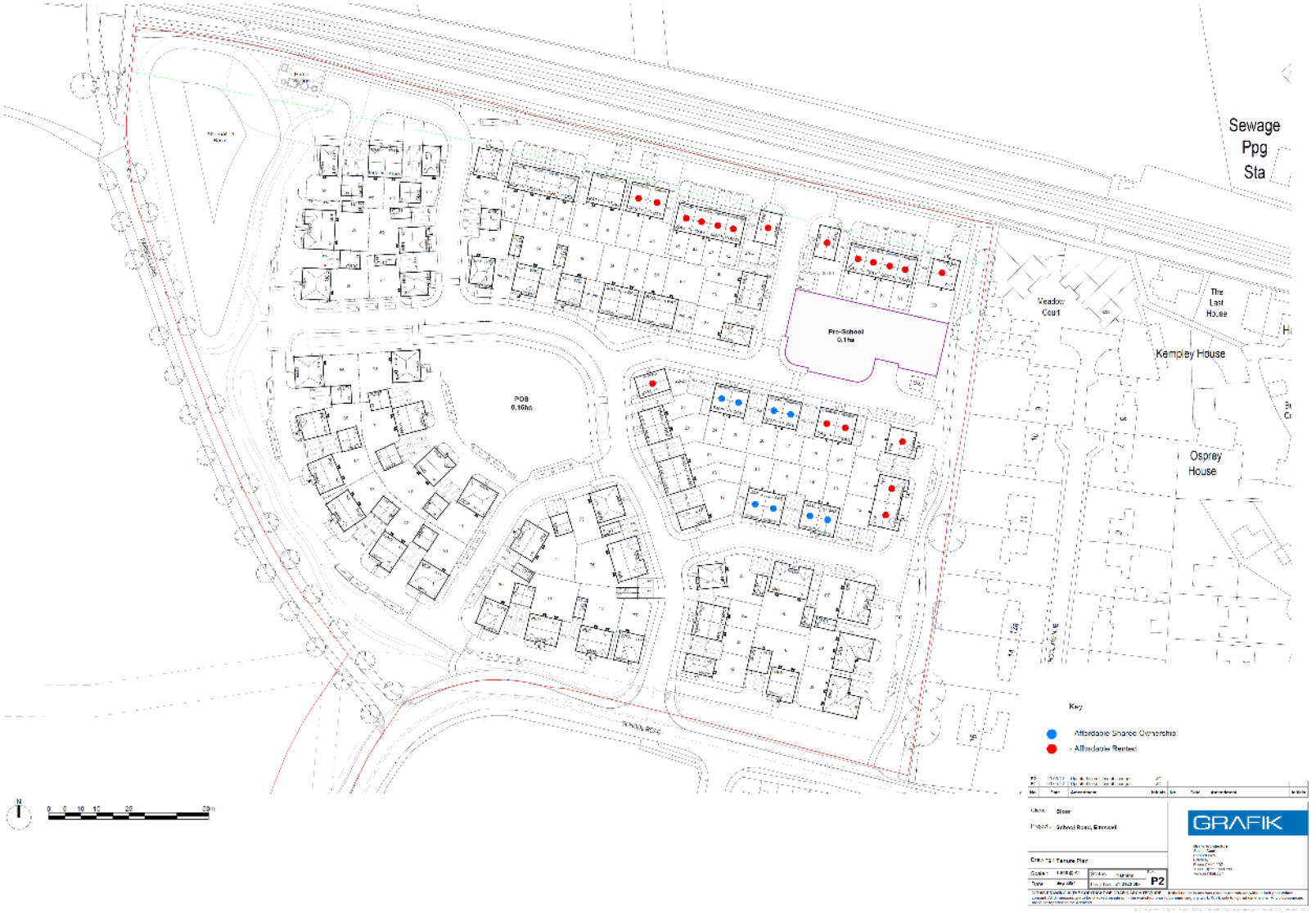
Materials Plan



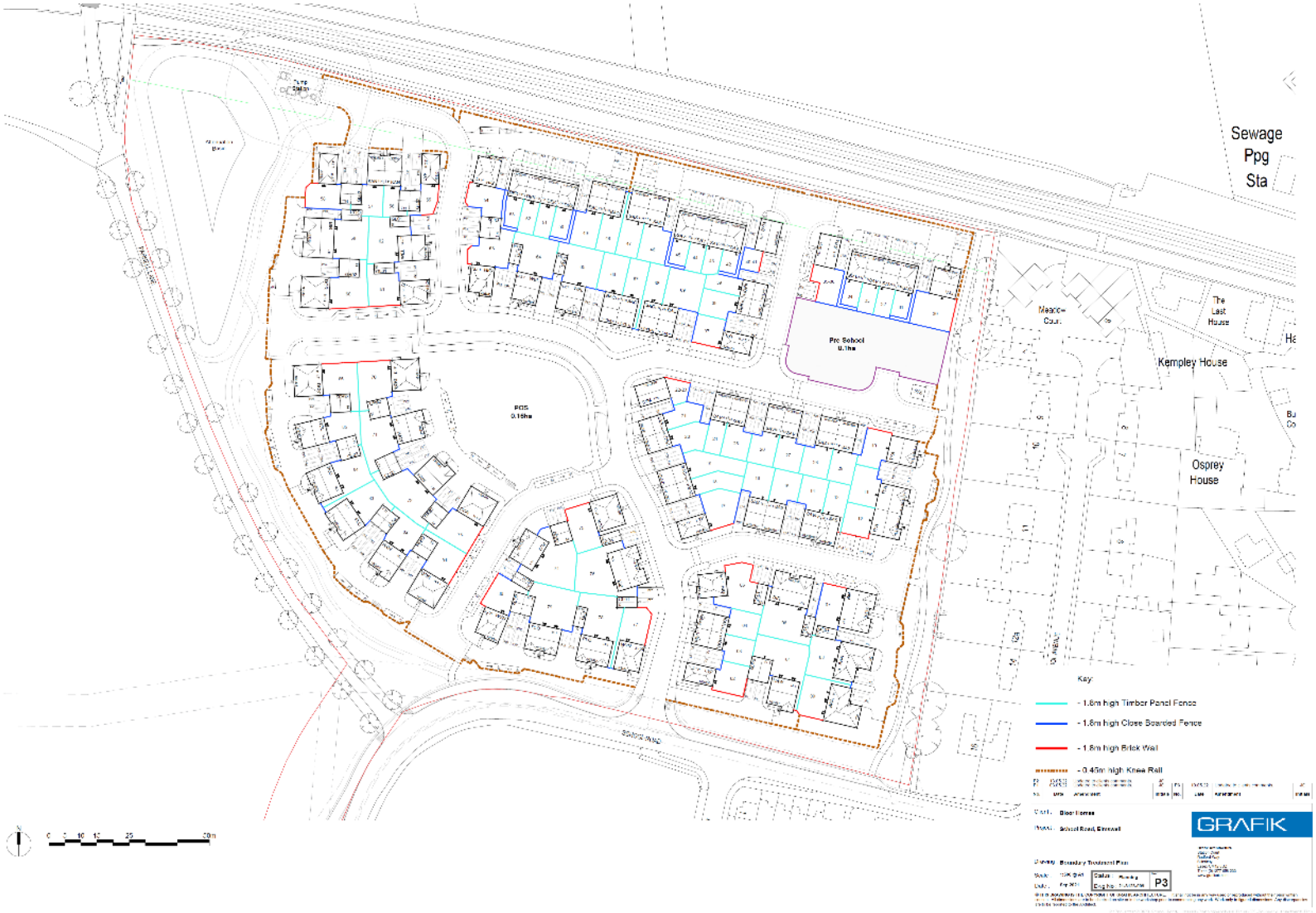
Parking Plan



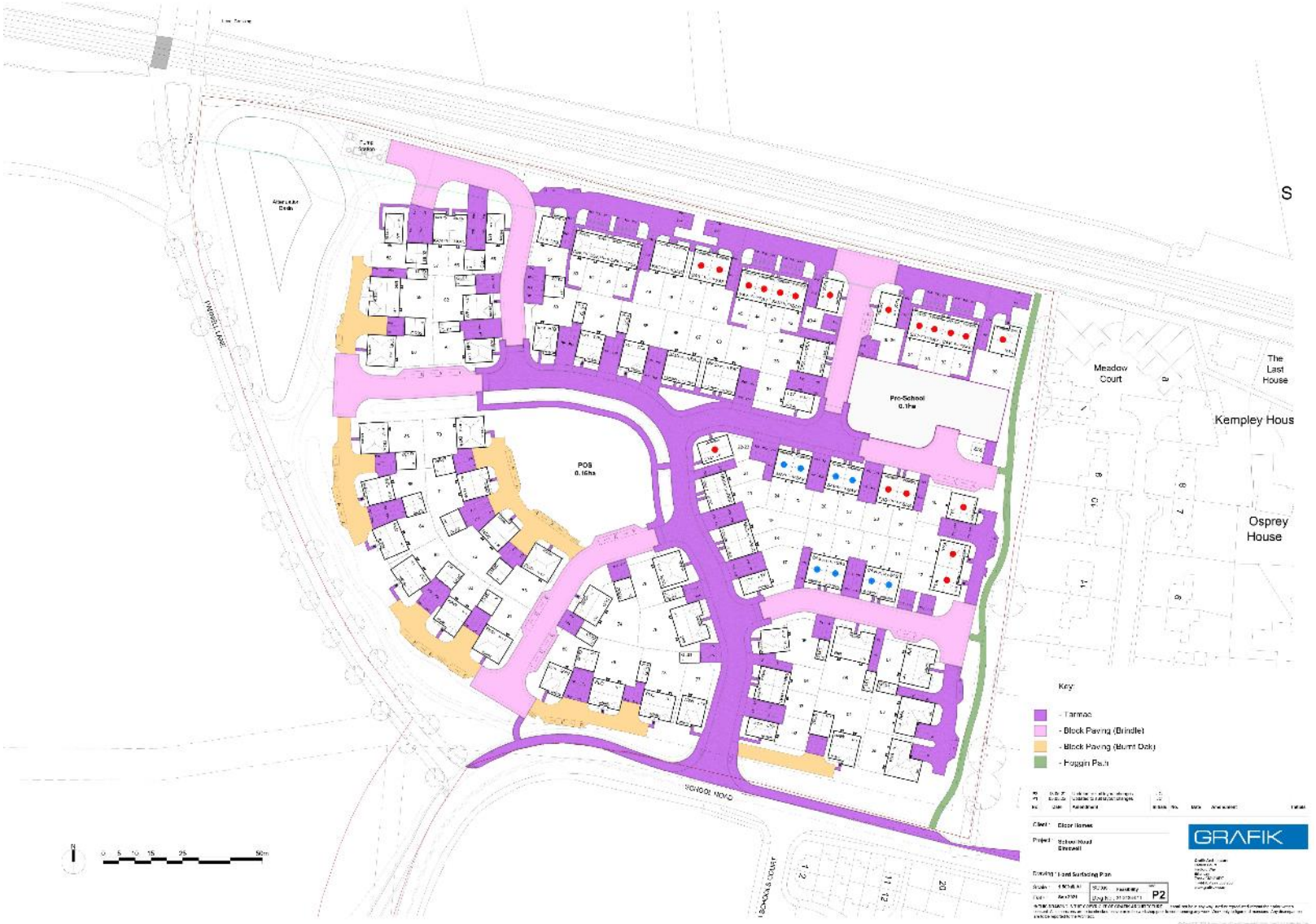
Tenure Plan


Sewage
Ppg
Sta
Meadow Court
The Last House
Kempley House
Osprey House
Pre-School
0.1ha
POS
0.16ha
School Road
Key
Affordable Shared Ownership
Affordable Rented
GRAFIK
P2

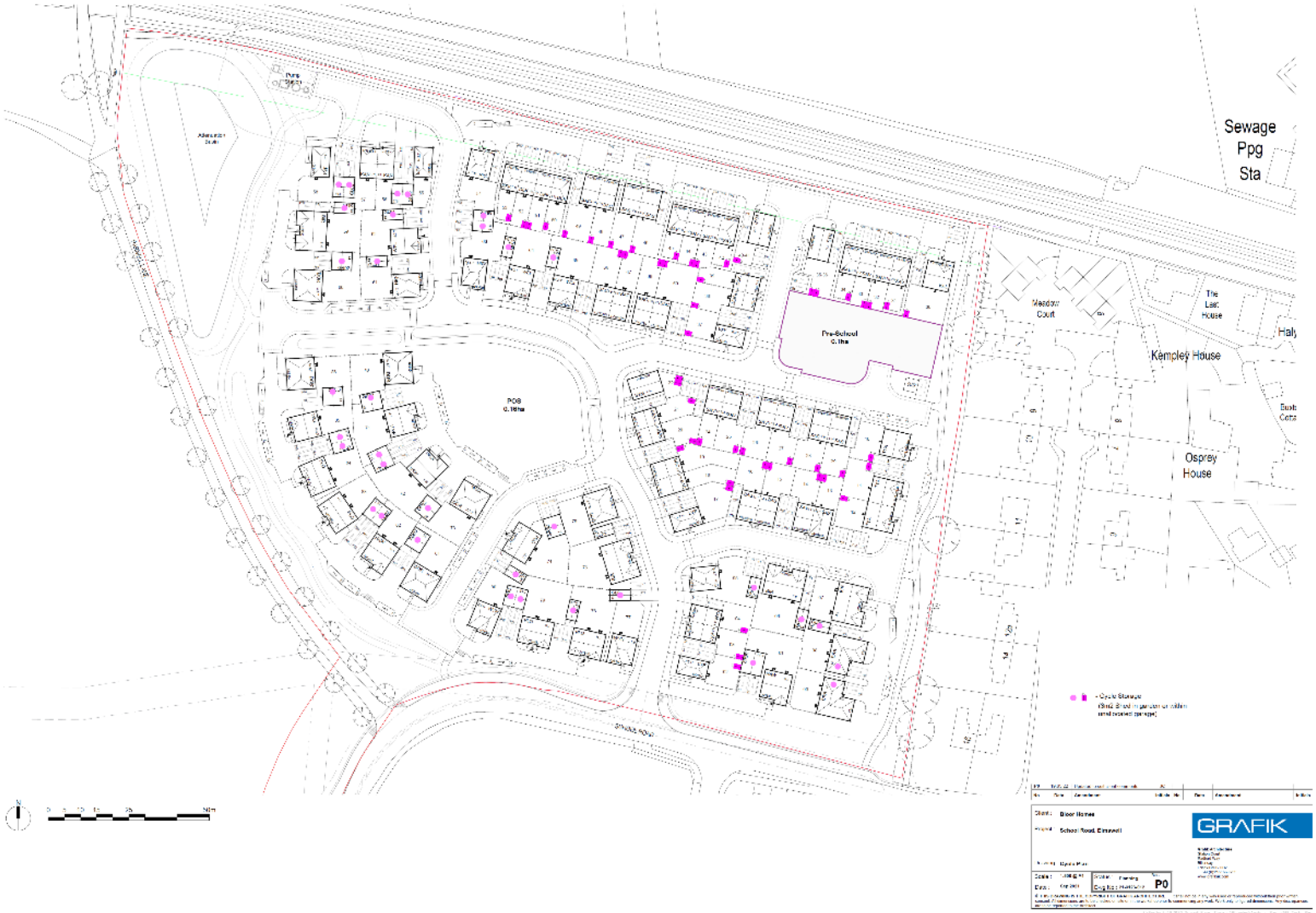
Boundary Treatment Plan



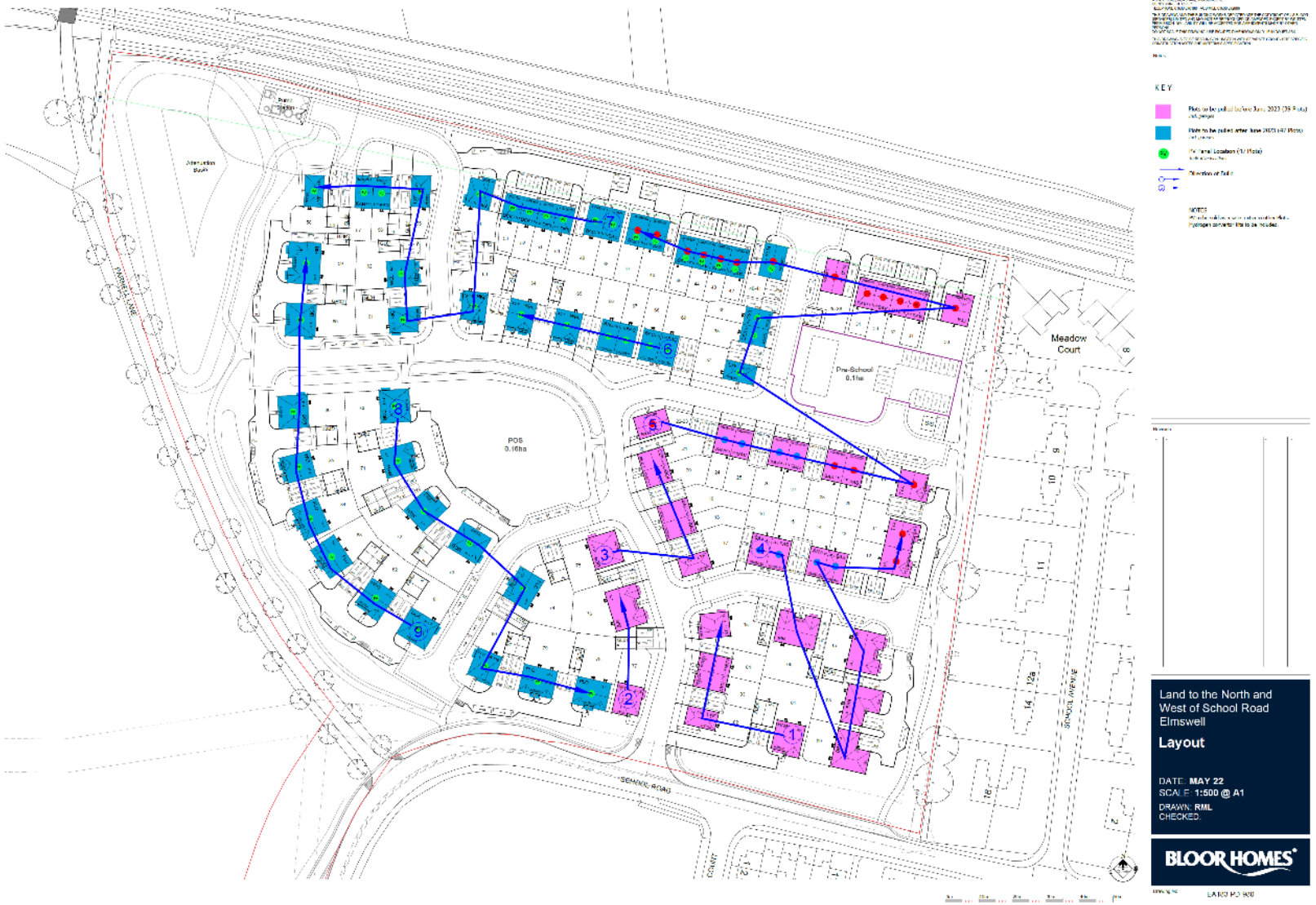
Hard Surfacing



Cycle Plan


Sewage
Ppg
Sta
Meadow Court
The Last House
Kempley House
Osprey House
POS
Pre-School

Sustainability Plan



Construction Management Plan

School Road, Elmswell

Committee Report

Item No: 7B

Reference: DC/21/04476
Case Officer: Alex Scott

Wards: Mendlesham (Part) and Palgrave (Part)
Ward Member/s: Cllr Andrew Stringer and Cllr David Burn

RECOMMENDATION – REFUSE PLANNING PERMISSION

Description of Development

Application for Outline Planning Permission (Access to be considered) - Erection of 14 no. dwellings comprising: 5 no. two bedroom units; 7 no. three bedroom units; and 2 no. four bedroom units.

Location

Land, Norwich Road, Wetheringsett Cum Brockford, Part in the Parish of Stoke Ash and Thwaite, Suffolk

Expiry Date: 24/06/2022
Application Type: OUT - Outline Planning Application
Development Type: Major Small Scale - Dwellings
Applicant: Pryde Homes Ltd
Agent: Mr Simon Loftus

Parish: Wetheringsett Cum Brockford
Site Area: 0.81 hectares
Density of Development:
Gross Density (Total Site): 17.28 dwellings per hectare (dph)
Net Density (Developed Site, excluding open space and SuDs): 21.87 dph

Details of Previous Committee / Resolutions and any member site visit: None
Has a Committee Call In request been received from a Council Member (Appendix 1): Yes
Has the application been subject to Pre-Application Advice: Yes - Ref: DC/21/01279 - Advice given on 06.04.2021

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The application has been referred to Committee at the request of the Ward Member, for the reasons given at Appendix 1.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC1 - Presumption In Favour Of Sustainable Development
FC1_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC2 - Provision And Distribution Of Housing
CS1 - Settlement Hierarchy
CS2 - Development in the Countryside & Countryside Villages
CS3 - Reduce Contributions to Climate Change
CS5 - Mid Suffolk's Environment
CS9 - Density and Mix
GP1 - Design and layout of development
H3 - Housing Development in Villages
H4 - Proportion of Affordable Housing
H7 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T9 - Parking Standards
T10 - Highway Considerations in Development
CL8 - Protecting wildlife habitats

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 2: Preparing a draft neighbourhood plan

Accordingly, the Neighbourhood Plan has Little Weight.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Parish Council (Appendix 3)

Wetheringsett Cum Brockford Parish Council - 07.09.2021:
Recommends Refusal:

- The proposal represents overdevelopment of the site;
- The proposal would result in the loss of previously approved affordable housing;
- The increased number of vehicles what will be generated by the 5 no. additional dwellings;
- The increase in the number of vehicles accessing the A140 on to an already accident blackspot;
- The lack of provision for visitor and delivery car parking.

Stoke Ash and Thwaite Parish Council - 25.08.2021:
Recommend Refusal:

- Additional traffic from additional 5 dwellings will create additional traffic accessing and exiting on to the A140 - an accident blackspot;
- There is no provision on the site for parking visitor vehicles;
- There is no pavement on to the A140;
- The increased number of dwellings represents overdevelopment of the site.

National Consultee (Appendix 4)

Natural England - 23.08.2021:
Natural England has no comments to make on this application.

Anglian Water - 01.09.2021:
No AW assets or those subject to adoption agreement within the development site boundary - The foul drainage from this development is in the catchment of Mendlesham Water Recycling Centre that will have available capacity for these flows - Proposed method of surface water management does not relate to Anglian Water operated assets - Conditions and advisory notes recommended should the LPA be minded to approve.

British Horse Society - 13.08.2021:
No objection to this application in principle - Advise that adjacent footpath 6 can be reasonably alleged to subsist at a minimum bridleway status - Request that the section of footpath 6 identified be upgraded to at least Bridleway status as a condition of any permission granted.

County Council Responses (Appendix 5)

SCC - Highways - 25.08.2021:
The proposed increase from 9 to 14 dwellings would generate a greater number of trips (both vehicular and other modes).
Holding objections:

- The proposed access type should be amended to a Junction type, with footways into the development;

- The site should be connected to Footpath 6;
- Footpath 6 should be improved for an increase in use, and improvements should be secured by way of S106 or S278 agreement/s.

Other comments which are not a point of objection from the Local Highway Authority:

- Do not support such significant developments, remote from access to local amenities, solely reliant on motor vehicle travel, with no safe and suitable walking route to local primary education;
- Consideration should be given to whether development of this scale should be allowed in unsustainable locations and whether sustainable transport and the needs of pedestrians and cyclists have been addressed in the planning submission;
- The site does not contain any public rights of way (PROW), although Public Footpath 6 lies by the eastern boundary of the site.

SCC - Public Rights of Way - 25.05.2022:
The proposal site does not contain a public right of way (PROW) but Public Footpath 6 lies by the eastern boundary of the site - Accept this proposal, subject to a condition requiring surfacing (as specified) of Public Footpath 6 (in the locations as specified) and the existing footpath bridge is replaced.

SCC - Lead Local Flood Authority (LLFA) - 24.08.2021 & 07.04.2022:
Holding objection:

- Up to date flood risk assessment required;
- Sufficiently detailed strategy for disposal of surface water required.

SCC - Archaeology - 19.08.2021 & 02.09.2021:
All work has been completed on this site under the previous planning application - Despite the archaeological potential no archaeology was identified in the trial trenching - No further work is required on this site.

SCC - Travel Plans - 16.08.2021:
No comment to make - The development does not meet the threshold that requires a Travel Plan.

SCC - Fire and Rescue - 18.08.2021:
Recommend that fire hydrants be installed within the development and condition advised - Recommend that consideration be given to the benefits derived from the provision of an automatic fire sprinkler system.

SCC - Developer Contributions - 01.09.2021 & 04.02.2022:
Secondary expansion and Sixth form expansion Education, Libraries improvements, and Household Waste, contributions to be sought through CIL - Primary School Transport, Secondary School Transport, Improvements to Footpath 6, and Highways contributions to be secured via S106.

Suffolk Constabulary - 24.08.2021:
Not enough information to make a formal representation on the layout and design of dwellings - Recommend site is built in line with Secured by Design (SBD) Homes 2019 principles.

Internal Consultee Responses (Appendix 6)

MSDC - Heritage Team - 18.08.2021:
The Heritage Team have no comments to make on the application.

MSDC - Environmental Protection - Land Contamination - Initial comments 07.09.2021:
No Objection - Subject to Condition.

MSDC - Environmental Protection - Land Contamination - Re-consultation comments 05.04.2022:
In light of newly submitted letter from NPL dated 17th March 2022: Confirm no cause to amend previous recommendations made on the 7th September 2021.

MSDC - Environmental Protection - Noise/Odour/Light/Smoke - Initial comments 19.08.2021:
Updated Noise Assessment required to reflect the on-site changes - Recommend refusal if not forthcoming.

MSDC - Environmental Protection - Noise/Odour/Light/Smoke - Re-consultation comments 05.05.2022:
Recommend condition requiring further noise assessment prior to commencement and further actions also to be conditioned prior to occupation - Construction hours, and prohibition of burning on-site during site clearance, demolition and construction phases conditions also recommended.

MSDC - Environmental Protection - Sustainability - 02.09.2021:
Condition requiring a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development, required.

MSDC - Public Realm - 02.09.2021:
Do not wish to offer any comments - There is no public open space associated with this development.

MSDC - Strategic Housing - 01.09.2021:
35% affordable housing contribution required, equating to onsite delivery of four affordable dwellings and a financial contribution for the residual 0.9 of a dwelling - If on-site delivery cannot be achieved, a commuted sum to a maximum of £372,086.00 should be secured - Advise the viability appraisal submitted with the application needs to be reviewed by a suitably qualified person in order to determine whether the approach suggested by the applicant is appropriate.

B: Representations

At the time of writing this report at least 7 letters/emails/online comments have been received. It is the officer opinion that this represents 7 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- The current proposal increases the number of dwellings on the site from 9 no. to 14 no., and increase in 5 no. dwellings, with the expectation of acceptance;
- The current proposal changes the nature of the development previously proposed into a housing estate in a very small village;
- Concerns regarding the development's impact on the A140 and Highway Safety;
- Concerns that insufficient on-site parking has been proposed, consider future occupants will not use garages for car parking, that insufficient visitor parking has been proposed, and that parking will spill out onto the A140, posing a danger to highway users;
- Concerns with regards highway safety with regards to additional cars pulling out onto the A140, on which people regularly exceed the 30mph speed limit;
- Concerns with regards access visibility splays proposed, which are considered to be insufficient, and with maintaining vegetation to maintain visibility splays;
- Proposal would result in overdevelopment of the site and move away from the linier character of development at Brockford Street;
- Proposed density and layout is not in keeping with the rural location;

- More needs to be done to screen the proposed new dwellings from the existing ones and from Griffin Lane in relation to noise and light pollution;
- Do not consider there is a need for the additional houses and question whether an analysis of local housing need has been carried out in recent months, since the previous approval for 9 dwellings on the site was granted;
- Concerns with regards drainage, surface water runoff, and flood risk in relation to the proposed development and impact on neighbouring properties;
- Concerns with regards the additional light pollution which would result from the additional dwellings proposed and question with regards proposed streetlighting;
- Concerns with regards overlooking of existing properties;
- Concerns with regards the loss of and works to boundary trees adjacent to existing neighbouring properties;
- Regret that SCC do not consider a Travel Plan is necessary in association with the proposed development.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/20/00324	Planning Application. Erection of 9no dwellings with associated private amenities and parking.	**DECISION:** GTD 06.10.2020
REF: DC/21/06278	Discharge of Conditions Application for DC/20/00324- Condition 3 (Noise Prevention Measures), Condition 8 (Contamination), Condition 9 (Archaeological Works), Condition 12 (Improvement of Existing Access), Condition 14 (Provision of Roads and Footpaths), Condition 16 (Provision of Parking) and Condition 18 (Construction Management)	**DECISION:** GTD 10.02.2022
REF: DC/22/00770	Discharge of Conditions Application for DC/20/00324- Condition 5 (Noise Control) and Condition 10 (Archaeological Works)	**DECISION:** GTD 18.03.2022
REF: DC/22/01405	Discharge of Conditions Application for DC/20/00324 - Condition 7 (Details of Illumination) and Condition 17 (Refuse Bins and Collections Areas).	**DECISION:** GTD 05.05.2022
REF: 0189/92/OL	SEVERANCE OF LAND FOR ERECTION OF A TWO STOREY DWELLING AND GARAGE, WITH LAYOUT AND CONSTRUCTION OF NEW VEHICULAR ACCESS AND ACCESS DRIVE AND PRIVATE SEWAGE TREATMENT PLANT.	**DECISION:** GTD 27.06.1994

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1. The applicant site extends to 0.81 hectares and is located to the eastern side of the main A140 highway at the village of Brockford Street.

1.2. The southern two-thirds of the site area lie within the Parish of Wetheringsett Cum Brockford, and the northern third lies within the Parish of Stoke Ash and Thwaite.

1.3. The A140 highway lies immediately to the west of the site, with an existing estate of 7 no. dwellings beyond. To the south-east and south west lie 7 no. other existing dwellings fronting either the A140 of Griffin Lane, which continues along the south-east side of the site as a public footpath (Public Footpath no. 6). To the north of the site lies another dwelling at Ashlea, with Petrol Station, Convenience Shop, Car Wash, and Vehicle Repair businesses beyond.

1.4. Brockford Street is designated as a countryside village in the current development plan and the site lies outside of the village settlement boundary, as originally designated in the 1998 Local Plan.

1.5. The River Dove flows adjacent to the south-east of the site, however the site is shown to be located completely within Environment Agency (EA) Flood Zone 1.

1.6. Several Grade II Listed Buildings lie within the historic core of Brockford Street, south of the proposal site, the nearest of which, at Griffin House (Listed as 'The Old Griffin'), lies approximately 80 metres to the south of the site, with three other existing properties in between.

1.7. The site is currently being developed in relation to an extant planning permission for 9 no. dwellings on the same site (planning permission ref: DC/20/00324).

2. The Proposal

2.1. The application seeks Outline Planning Permission, with all matters reserved save for access, for the erection of 14 no. dwellings on the site.

2.2. Although matters relating to layout, scale and appearance are presently reserved the application is specific in the description of development that the following mix of dwellings is proposed:

Market Dwellings	
Two Bedroom Units	= 5 no.
Three Bedroom Units	= 7 no.
Four Bedroom Units	= 2 no.
TOTAL (Market Dwellings)	**= 14 no.**

2.3. The indicative layout provided indicates that it is the current intention to provide 12 no. semi-detached dwellings and 2 no. detached dwellings, with garages also proposed for the majority of properties. Such matters are, however, presently reserved.

2.4. The indicative layout provided shows all dwellings would front towards the centre of the site, with rear gardens backing on to west, east and south-east boundaries and side boundaries presenting to north and south-west boundaries. The indicative layout shows dwellings fronted by driveways, parking and the principle estate road, with 4 areas of open space and tree planting to the centre. A buffer zone and tree planting is proposed between the proposed properties and the A140 and tree planting is indicated to be retained to all site boundaries.

2.5. The applicant has not proposed on-site delivery of Affordable Housing as part of the proposal and a viability assessment has been included as part of the development proposal in this respect, which has been reviewed by the Valuation Office Agency. Further details and analysis in this respect are provided.

2.6. Proposed access is in the location of the current site access, to the north-west corner of the site adjacent to and accessing the main A140 highway, adjacent to the existing neighbouring property at Ashlea.

3. The Principle of Development

3.1. Although it is acknowledged that there is an extant full planning permission for 9 no. dwellings on the same site (ref: DC/20/00324), this was granted at a time when the District had only just secured a 5 year housing land supply position, and at 5.66 years, was only just in excess of the 5 year requirement. Furthermore in comparison the current application relates to the erection of 5 no. additional dwellings and fundamentally alters the nature of the development from a minor to a major proposal. The proposed additional dwellings are, therefore, significant in assessing the principle of the development now proposed.

3.2. The application site is currently proposed for allocation in the emerging Wetheringsett Cum Brockford neighbourhood plan for 10 no. dwellings, provided that it delivers a proportionate increase in affordable housing. Although the policies proposed by way of the current pre-submission draft (March 2022) do not yet hold any significant weight, this draft document does at least give an indication on the direction of planning policy travel in the parish, which does not indicate support for the current proposal on a point of principle going forward, due to the number of dwellings and no affordable housing proposed.

3.3. As an outline application for the erection of 14 no. dwellings (or 5 no. additional dwellings) on the site, the proposal has been assessed having regards to Mid Suffolk Local Plan (adopted 1998) saved policies GP1, H3, H4, H7, H13, H14, H15, H16, H17, T9, T10, CL8, and Core Strategy (adopted 2008) policies CS1, CS2, CS3, CS5 and CS9 and the Core Strategy Focused Review together with the NPPF (2021).

3.4. The application site is outside the settlement boundary for Wetheringsett-cum-Brockford and as such is classed as a countryside location under Policy CS1 of the Core Strategy Development Plan (2008). In countryside locations development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy. As such the proposal is for new residential development in the countryside, contrary to H7 of the Local Plan, and CS1 and CS2 of the Core Strategy.

3.5. The Council can currently demonstrate that it has an adequate 5-year housing land supply measured at 9.54 years. As such, this element does not engage the tilted balance requirement of the NPPF in itself. However, given the age of both the Core Strategy and the Local Plan, and given that they pre-date the publication of the revised NPPF, consideration must be given to their compliance with the NPPF and as such the associated weight of the policy. The question whether

the presumption in favour of sustainable development is therefore engaged in the circumstances of this application needs to be considered. Policies CS1 and CS2 jointly set out the spatial strategy for the district in directing how and where new development should be distributed. They are not expressly prohibitive of new development in the countryside and allow for new development that is in accordance with them. Read together the policies provide a strategy for the distribution of development that is appropriate in recognising local circumstances and their overall strategy remains sound. This is because they take a responsible approach to spatial distribution, requiring the scale and location of new development to take into account local circumstances and infrastructure capacity. These elements are consistent with the NPPF.

3.6. Policy H7 states that new development will normally form part of existing settlements and that outside of settlement boundaries proposals for new housing will be strictly controlled. It is explained within the policy that this is in the interests of protecting the existing character and appearance of the countryside. It has been found that H7 does not directly preclude new development in the countryside; clearly, as a saved policy within the development plan it must be read alongside policies CS1 and CS2 and it is consistent with them. It is notable that the desire to protect the countryside as a resource is also reflected within the NPPF where it is stated at paragraph 174 that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. Here, "recognition" must itself import a degree of protection and so the sentiment behind policy H7 is consistent with the NPPF.

3.7. As a matter of judgement the generally restrictive approach to housing in the countryside set out within those policies is not entirely consistent with the NPPF, where development that is otherwise sustainably located and acceptable in other respects might nevertheless be refused if those policies were applied with full force. This position has been recognised in previous appeals, and the Council in approving other housing development even where a five-year housing land supply can be demonstrated. There is a not too dissimilar *'special circumstances'* test at NPPF paragraph 80 but that only applies to sites that are physically separated or remote from a settlement. It is this policy approach (alongside paragraphs 78 and 79, among others) within the NPPF that is infringed by the proposal. Therefore, irrespective of whether elements of policies CS1, CS2, and H7 are out of date, the parts of those policies that are up to date are those which are being breached by the application development and directly apply to its consideration. It is those policy parts that are up to date and they attract a substantial weighting in this decision. These policies are consistent with the need to enhance and maintain villages and rural communities, and avoid new isolated homes, as set out within paragraphs 78, 79, and 80 of the NPPF. Further, CS1, CS2 and H7 also reflect NPPF paragraph 105 which provides that the planning system should actively manage patterns of growth and focus significant development on locations which are or can be made sustainable.

3.8. Having established a housing land supply which demonstrably and significantly proves that the Council is boosting significantly the supply of homes it is considered that the management of new development to more rather than less sustainable locations is an important development plan purpose which is consistent with the thrust of the NPPF. It is therefore appropriate to afford a substantial weighting to policies CS1, CS2, and H7 in the circumstances of this site in a less sustainable location. They are "up to date" in so far as they apply to the circumstances of this application where the Council can show that it has demonstrably and significantly taken steps to boost significantly the supply of homes and where continued windfall piecemeal development in less sustainable countryside locations would materially compromise the spatial strategy of the Council and undermines the aims and objectives of those policies.

3.9. The NPPF sets out three dimensions for sustainable development, environmental, social and economic. The dimensions in the context of the proposed scheme are assessed in detail below.

4. Sustainable Development Considerations

4.1. Brockford Street has a petrol station, garage and convenience shop. The village of Mendlesham is located approx. 2km from the site (in a straight line). Mendlesham has a shop, post office, hairdresser, public house, doctors' surgery, and other services needed for daily living. The village of Wetheringsett is located approx. 1km from the site (in a straight line). Wetheringsett has a school, church and village hall. By way of the nature of the A140, on highway safety grounds, it would be unreasonable to expect occupiers to walk or cycle along this road.

4.2. Generally, future occupiers of the proposed dwellings would be reliant on the private motor vehicle to access day facilities for day to day living, and could not in any reasonable event be expect to walk to local amenities save for the petrol station shop. The wider area is predominantly rural such that car travel would often be essential and, at times, unavoidable for local residents. That said, a bus stop exists to the south of the site, on the intersection of the A140 and Cedars Hill. This bus service offers daily services to Diss, Eye and Ipswich and the timings of the services would allow occupants to utilise this for employment opportunities.

4.3. To consolidate housing development in this less sustainable location, where reliance on the private car is foreseeable, would inevitably increase that for much day to day living by occupants here. Such public transport use, as there might be, would be limited in reality. This would be an undesirable outcome in terms of sustainable development and at odds with the environmental thrust of national and local planning strategy for new housing.

4.4. In respect of the social strand of sustainable development, the proposal would produce 5 no. additional dwellings, and no affordable housing, which would provide a minimal contribution to the district's already buoyant housing supply, with no benefit to those requiring affordable housing, and whilst the proposed dwelling is not in an isolated location there are very limited facilities or services nearby. It is unlikely that any demonstrable public benefit will sufficiently materialise from the additional use of these facilities to sustain or enhance their vitality within the community. As such the social benefits are considered very limited and could be more sustainably provided in development elsewhere. This benefit is further reduced given that the Council can at this time demonstrate a housing land supply significantly in excess of five years. Whilst this is not a cap on development it is nonetheless the case that land for new homes is being made available in the District including within more sustainable locations, such that the benefit in this regard must be considered minimal.

4.5. Economically, the proposal would generate a minor benefit for local trade and predominately arise during the construction phase which would be short term and small, in addition to the development which has already commenced on site. Once occupied, there would be minor economic benefit to Brockford Street itself, owing to the absence of facilities. Again, the benefit to the community and society of the application in this regard is minimal.

4.6. The meaningful social and economic benefits here are limited. The environmental harm is moreover a material disbenefit in all the circumstances. Taken in the round it is considered that the development would not on its own facts deliver on the three objectives for sustainable development set in the NPPF.

5. Sustainability

5.1. Your Environmental Protection Officers have been consulted on the application proposal and have recommended a condition requiring a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development, is required, should members be minded to approve.

6. Flood Risk and Drainage

6.1. The NPPF requires that, for major applications such as this, sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. Sustainable drainage is an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site, as opposed to traditional drainage approaches, involving piping water off-site as quickly as possible. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable surfaces, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional pipe drainage systems in reducing flood risk by attenuating the rate and quality of surface water run-off from a site, promoting groundwater recharge and improving water quality amenity.

6.2. National Planning Practice Guidance directs what sort of SuDS should be considered. Generally, the aim should be to discharge surface water run-off as high up the below hierarchy of options as reasonably practicable:

1) Into the ground (infiltration);
2) To a surface water body;
3) To a surface water sewer, highway drain or another drainage system;
4) To a combined sewer.

6.3. The NPPG provides that the particular types of SuDS may not be practicable in all locations.

6.4. In addition to the above, the NPPF also requires that developments do not increase flood risk elsewhere.

6.5. SCC-Local Lead Flood Authority (LLFA) have been consulted on the application proposal and are not satisfied with regards the current level of details provided by the applicant in relation to flood risk assessment and scheme of surface water disposal. As such the LLFA continue to raise a holding objection until such matters are satisfactorily resolved.

6.6. As such your officers currently recommend refusal on the basis of insufficient information in relation to flood risk and surface water drainage currently provided by the applicant and the current flood risk this currently carries.

7. Site Access, Parking and Highway Safety Considerations

7.1. The proposed means of access is a matter for full consideration as part of this outline application and has not been reserved. Matters relating to the proposed layout, including estate road, private driveways and on-site turning and parking are presently reserved and plans are indicative at present.

7.2. The local highway authority has been consulted on the application proposal and has raised concern with regards the principle of the proposed major development due to the site's location, remote form services and facilities and lack of sustainable transport connections to, and to primary education in particular.

7.3. The local highway has also expressed concern with the detail of the access layout and design currently proposed which is considered insufficient in relation to the scale of the development currently proposal and, as such, a revised proposal for a junction style access has been requested from the applicant.

7.4. The local highway authority has also requested that connections and improvements are proposed between the site and the adjacent public footpath no. 6, at Griffin Lane, to the rear of the site.

7.5. The local highway authority has not commented specifically on proposed on-site turning and parking, matters relating to which are presently reserved, however, the indicative layout does shown each 2 and 3 bedroom dwelling to be provided with on-site parking for at least 2 no. vehicles, and each 4 bedroom dwelling provided with turning and parking for at least 3 no. vehicles, consistent with current advisory parking standards.

7.6. Comments raised by the parish councils and third parties in relation to the lack of visitor parking are noted, however, it is considered that sufficient space remains within the site for additional visitor parking to be provided consistent with current standards, which could be included as part of a detailed reserved matters proposal.

7.7. Overall, subject to suitable amendments and improvements being secured as advised by the local highway authority, your officers do not consider the proposal would result in a severe impact on existing highway safety, having considered the provisions of development plan policies T9 and T10, having had regard to the provision of the NPPF, as a material planning consideration. However, whilst the amendments have been received these have not yet been approved by the LHA, such that as it stands the proposal is not acceptable, and requires amendments to address this.

8. Design and Layout [Impact on Street Scene]

8.1. Details regarding the final layout, scale and appearance of buildings and landscaping of the site are presently reserved.

8.2. Although the indicative layout currently presented is considered to be rather cramped and constrained to the southern part of the site, due to the proximity of buildings to site boundaries and cramped and contrived private rear gardens, it is considered that such matters could be suitably resolved by way of a revised formal layout as part of served matters.

8.3. Overall the proposed development is considered to propose a suitable mix of 2, 3 and 4 bedroom dwellings and the overall density of development proposed (17.28 dwellings per hectare) is not considered out of keeping with that of the existing village. As such, your officers do not agree that the current proposal represents overdevelopment, as has been asserted by the parish councils and third parties.

9. Heritage Issues

9.1. Although several Grade II Listed Buildings lie within the historic core of Brockford Street, south of the proposal site, the village does not include a designated conservation area.

9.2. The nearest listed building to the proposal site is Griffin House (Listed as 'The Old Griffin'), lies approximately 80 metres to the south of the site, with three other existing properties in between. The proposal site is not, therefore, considered to directly affect the setting and significance of this or any other heritage asset at the core of the village.

9.3. Your heritage officers have been consulted on the application proposal and have advised that they have no comments to make on the current application. As such, your planning officers do not consider the current proposal would result in demonstrable harm to the setting and significance of any of the heritage assets at the historic core of the village.

9.4. SCC-Archaeology have also been consulted on the application and have advised that a programme of archaeological work has already been completed on the site under the previous planning application (ref: DC/20/00324).

9.5. SCC-Archaeology advise that despite the site's archaeological potential no archaeology was identified in the trial trenching and, as such, they advise no further work is required on this site.

10. Impact on Residential Amenity

10.1. Your environmental protection officers have assessed the application proposal and have raised concern with regards the potential noise impacts from the adjacent A140 and adjacent Garage and Petrol Station on the amenities of further occupants. As such, further noise assessment and mitigation measures would need to be secured by way of condition.

10.2. Whilst it is acknowledged that layout, scale, appearance and landscaping matters are currently reserved its is considered that the proposed development would result in acceptable back to back dwelling distances and proposed buildings are considered to be an acceptable distance from neighbouring boundaries and dwellings. Details relating to fenestration layout and overlooking potential are presently reserved, for consideration as part of reserved matters.

11. Ecology, Biodiversity and Protected Species

11.1. The current site is in the process of being developed and, therefore, is not considered to provide a suitable environment for ecology.

11.2. The indicative scheme of landscaping is considered to retain strong landscape and open space buffering, incorporating appropriate tree planting to all boundaries, is considered appropriate to the type and scale of development proposed. The proposed scheme of landscaping is also considered to provide green corridors traversing the countryside edge of the site, to the benefit of ecological species.

11.2. Overall the landscaping scheme indicated is considered to adequately screen and soften the proposed development into the existing landscape, to create an appropriate soft edge to the village in this location, and to provide suitable opportunities for ecological species.

12. Land Contamination

12.1. The applicant has provided a desk based contaminated land assessment with the application proposal, carried out by a suitably qualified individual, which concludes that it is not considered that the site would be designated "Contaminated Land" within the meaning of Part 2A of the Environmental Protection Act 1990.

12.2. Your contaminated land specialists have assessed the proposal have not raised objection in principle but have advised that further contaminated land investigation be secured by way of condition.

12.3. As always the developer is advised to contact the Council should any unexpected ground conditions be encountered during construction, and the advised minimum precautions should be taken until such time as the Council responds to the notification. The developer is also advised that responsibility for safe development of the site lies with them.

13. Affordable Housing

13.1. Altered Policy H4 of the Local Plan states that:

"The District Planning Authority will seek to negotiate an element of Affordable Housing of up to 35% of the total provision of Housing on appropriate sites. Negotiations with developers will take account of the identified local needs, the economics and viability of development and the availability of local services.

The site size thresholds for this policy are:

- Sites of 15 dwellings or more or sites of 0.5 hectare and above, in Stowmarket and Needham Market;
- Sites of 5 Dwellings or more or sites of 0.17 hectare and above, in the remainder of Mid Suffolk.

To prevent the loss of Affordable Housing to the general housing market, the District Planning Authority will, where appropriate, expect long term safeguards to be in place to ensure the benefit of affordable housing will be enjoyed by successive occupiers. This will normally be secured by an agreement under section 106 of the Town and Country Planning Act 1990."

3.2. In addition to the above current planning policy provision paragraphs 65 and 69 of the current NPPF (2021) are also considered relevant as a material consideration, which expects at least 10% of the total number of homes to be available for affordable home ownership for major developments schemes (such as the current proposal for over 10 dwellings on a site of over 0.5 hectares). This material consideration provision affects the size thresholds section of Altered Policy H4 and effectively increases this provision to sites of 10 dwellings or more, or on sites of 0.5 hectare and above for the remainder of Mid Suffolk.

3.3. The current application is supported by a viability assessment which had been assessed by the Valuation Office Agency who conclude that, although the proposed development would result in a financial surplus, this would be less than the value of 1 no. affordable dwelling, as identified by your Strategic Housing Officers.

3.4. Your officers therefore advise that the viability assessment permitted by altered policy H4 concludes that on-site delivery of affordable housing is unviable as part of the current proposal. A financial contribution towards delivery of affordable housing elsewhere will however be able to be secured by way of S106, however being less than the value of 1 no. affordable dwelling.

3.5. On-site delivery of affordable housing is considered to be a key component of the draft Neighbourhood Plan Allocation policy WCB1 and as such the proposal is considered to weigh

negatively in the planning balance in this respect, having had regard to the direction of planning policy travel and social disbenefit that would result in this regard.

14. Other Planning Obligations

14.1. SCC have assessed the application proposal and advise that: Secondary expansion and Sixth form expansion Education, Libraries improvements, and Household Waste, contributions to be sought through CIL, and that: Primary School Transport, Secondary School Transport, Improvements to Footpath 6, and Highways contributions should be secured by way of S106, should the application be supported in all other respects.

15. Parish Council Comments

15.1 The matters raised by Wetheringsett Cum Brockford Parish Council and Stoke Ash and Thwaite Parish Council have been addressed in the above report.

PART FOUR – CONCLUSION

16. Planning Balance and Conclusion

16.1. The basket of most important policies here, CS1, CS2, CS5, CS9, FC1, FC1.1, H4, H7, GP1, H13, H14, H15, H17, H17, T9, T10 and CL8, are, on the balance of probabilities, considered to be up to date insofar as they relate to this application, the site and its circumstances. It is therefore considered that the presumption in favour of sustainable development should not be engaged in the determination of this application. Even if the "tilted balance" were considered to be engaged the significant and demonstrable harm to the strategic purpose of the development plan in achieving sustainable development through good design would be such that planning permission should not be granted.

16.2. The proposal development is not considered to comprise sustainable development, contrary to the Development Plan and NPPF.

16.3. The principle of the proposed development is not, therefore, compliant with the NPPF and policies within the Development Plan and is therefore not considered acceptable. The recommendation is therefore to refuse planning permission on a point of principle.

16.4. In addition the applicant has not provided sufficient information in relation to flood risk and surface water drainage and as such the current proposal is considered to carry a significant unaddressed flood risk, contrary to the provisions of NPPF section 14.

16.5. No significant objection at this stage is raised with regards issues relating to : Layout and Design; Landscaping; Heritage Assets; Land Contamination; Ecology or Residential Amenity, subject to agreed details.

16.6. Highway safety issues are not considered to result in a severe impact, subject to amendments, which as yet have not received the approval of the LHA.

RECOMMENDATION

That the application is REFUSED planning permission for the following reasons:-

1. REASON FOR REFUSAL - UNSUSTAINABLE LOCATION

   The proposal is located in the countryside where the development of a new dwelling would not materially enhance or maintain the vitality of the rural community. Future occupants will, moreover, be likely to be reliant upon the private car to access services, facilities and employment. The District Council has an evidenced supply of land for housing in excess of 9 years and has taken steps to boost significantly the supply of homes in sustainable locations.

   On this basis the proposal would not promote sustainable development and would be contrary to the adopted policies of the development plan which seek to direct the majority of new development to towns and key service centres listed in the Core Strategy 2008 with some provision to meet local needs in primary and secondary villages under policy CS1. In the countryside development is to be restricted having regard to policy CS2 and it is considered that in the circumstances of this application the direction of new housing development to more sustainable locations is of greater weight than the delivery of one additional dwelling in a less sustainable location. Having regard to the significant supply of land for homes in the District it is considered that the objectives of paragraph 60 of the NPPF are being secured and that on the considerations of this application the objective to boost significantly the supply of homes should be given reduced weight.

   Whilst the NPPF presumption in favour of sustainable development is applicable to the application it is considered that the development of this site would cause adverse impacts to the proper planning of the District having regard to the above mentioned development plan objectives to secure planned development in more sustainable locations rather than piecemeal development in less sustainable locations which significantly and demonstrably outweigh the limited benefits of this development.

   As such the proposal is not acceptable in principle, being contrary to paragraphs 8 and 11 of the NPPF (2021), Policy H7 of the Mid Suffolk Local Plan (1998), Policies CS1 and CS2 of the Core Strategy (2008) and Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012).

2. REASON FOR REFUSAL - INSUFFICIENT FLOOD RISK INFORMATION PROVIDED

   The applicant has not provided sufficient flood risk and surface water treatment and disposal information with the application, to the satisfaction of the Lead Local Flood Authority and Local Planning Authority.

   The current proposal, therefore, presents a flood risk contrary to the provisions of section 14 of the NPPF.

Application No: DC/21/04476

Location: Land, Norwich Road, Wetheringsett Cum Brockford, Part in the Parish of Stoke Ash and Thwaite, Suffolk

		Page No
Appendix 1: Call In Request	**Yes**	
Appendix 2: Details of Previous Decision	**DC/20/00324**	
Appendix 3: Town/Parish Council/s	**Wetheringsett Cum Brockford Parish Council** **Stoke Ash and Thwaite Parish Council**	
Appendix 4: National Consultee Responses	**Natural England** **Anglian Water** **British Horse Society**	
Appendix 5: County Council Responses	**SCC - Highways** **SCC - Public Rights of Way** **SCC - Lead Local Flood Authority** **SCC - Archaeology** **SCC - Travel Plan Officer**	

	SCC - Fire and Rescue **SCC - Developer Contributions** **Suffolk Constabulary**	
Appendix 6: Internal Consultee Responses	**MSDC - Heritage** **MSDC - Environmental protection - Land Contamination** **MSDC - Environmental protection - Noise/Odour/Light/Smoke** **MSDC - Environmental protection - Sustainability** **MSDC - Public Realm** **MSDC - Strategic Housing**	
Appendix 7: Any other consultee responses	7 letters/emails/online comments received. 7 objections, 0 support and 0 general comment.	
Appendix 8: Application Site Location Plan	*Yes*	
Appendix 9: Application Plans and Docs	*Yes*	
Appendix 10: Further information	*N/a*	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 07 Sep 2021 01:20:58
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/04476
Attachments: ufm57_Standard_Consultation.pdf

From: Lynne Cockerton <lynne.cockerton@btopenworld.com>
Sent: 07 September 2021 13:13
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Fwd: MSDC Planning Consultation Request - DC/21/04476

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click here for more information or help from Suffolk IT

Dear Alex/Planning

Thank you for extending the date for response to this application.

Wetheringsett Parish Council has considered the application and recommends refusal on the following grounds:

The proposal represents overdevelopment of the site
The loss of previously approved affordable housing
The increased number of vehicles that will be generated by an additional 5 dwellings (previous approval for 9 dwellings including affordable)
The increase in the number of vehicles accessing the A140 on to an already accident blackspot
The lack of provision for visitor and delivery car parking

Kind regards
Lynne Cockerton

Begin forwarded message:

From: planningblue@baberghmidsuffolk.gov.uk
Subject: MSDC Planning Consultation Request - DC/21/04476
Date: 12 August 2021 at 17:26:34 BST
To: lynne.cockerton@btopenworld.com

Please find attached planning consultation request letter relating to planning application - DC/21/04476 - Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 26 Aug 2021 02:40:30
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/04476
Attachments:

From: Lynne Cockerton <lynne.cockerton@btopenworld.com>
Sent: 25 August 2021 13:08
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Fwd: MSDC Planning Consultation Request - DC/21/04476

Dear Alex/Planning

Stoke Ash & Thwaite Parish Councillors have considered this application and recommend refusal on the following grounds:

The increase in the proposed number of dwellings (14 instead of 9) will create additional traffic accessing and exiting on to the A140 - an accident blackspot
There is no provision on the site for parking visitor vehicles
There is no pavement on to the A140 - T11
The increased number of dwellings represents overdevelopment of the site - SB2, GP1

kind regards
Lynne Cockerton

Begin forwarded message:

From: planningblue@baberghmidsuffolk.gov.uk
Subject: MSDC Planning Consultation Request - DC/21/04476
Date: 12 August 2021 at 17:24:17 BST
To: lynne.cockerton@btopenworld.com

Please find attached planning consultation request letter relating to planning application - DC/21/04476 - Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 23 Aug 2021 03:56:58
To:
Cc:
Subject: FW: Planning Consultation DC/21/04476 Natural England Response
Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 23 August 2021 14:09
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Planning Consultation DC/21/04476 Natural England Response

Dear Sir or Madam,

Application ref: DC/21/04476
Our ref: 364398

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice

Yours faithfully

Corben Hastings
Support Adviser, Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk.

AW Site Reference:	179170/1/0130154
Local Planning Authority:	Mid Suffolk District
Site:	Land Norwich Road Wetheringsett Cum Brockford Part In The Parish Of Stoke Ash And Thwaite Suffolk
Proposal:	Application for Outline Planning Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.
Planning application:	DC/21/04476

Prepared by: Pre-Development Team

Date: 1 September 2021

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Mendlesham Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

Development may lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. In order to make an accurate network capacity assessment we require a foul drainage strategy showing the proposed connection point, conveyance method and pumped rate if applicable. We therefore request a condition requiring phasing plan and/or on-site drainage strategy (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.
https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website http://www.anglianwater.co.uk/developers/pre-development.aspx

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
  - Development size
  - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
  - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Patron Her Majesty The Queen

Bringing Horses and People Together

The British Horse Society
Abbey Park,
Stareton,
Kenilworth,
Warwickshire CV8 2XZ

Email enquiry@bhs.org.uk
Website www.bhs.org.uk
Tel 02476 840500
Fax 02476 840501

Alex Scott
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX
Via email

13th August 2021

Dear Mr Scott,

RE: DC/21/04476 | Application for Outline Planning Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units. | Land Norwich Road Wetheringsett Cum Brockford Part In The Parish Of Stoke Ash And Thwaite Suffolk

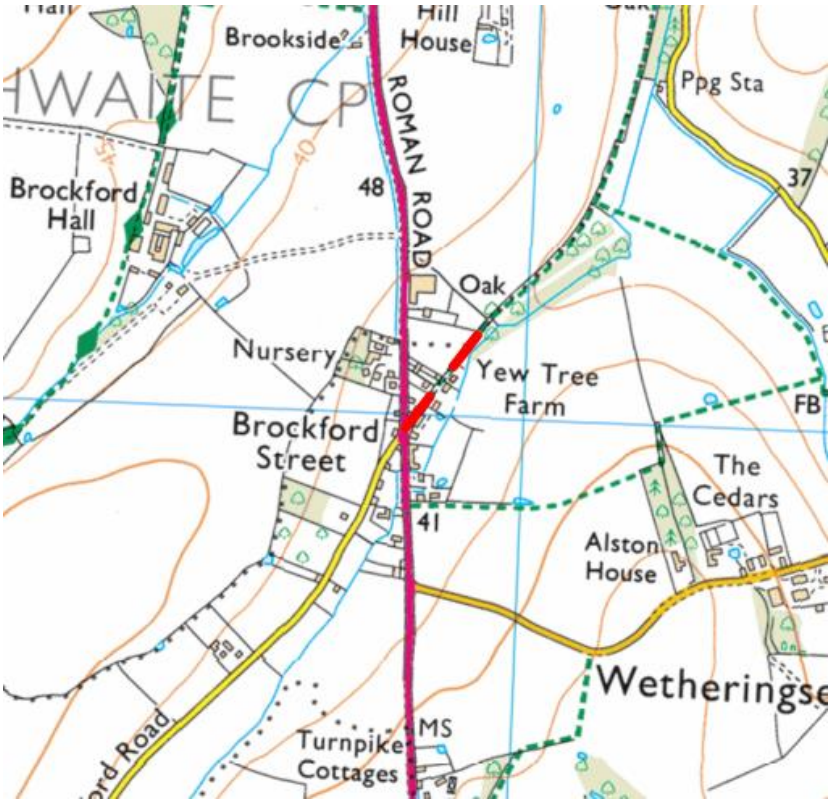
I am responding to this consultation on behalf of The British Horse Society, an equestrian Charity with over **119,000** members representing the UK's **3 million** regular riders and carriage drivers. There are **34,355** horses registered in Suffolk with **1300** in the IP14 post code area. Nationally equestrians have just 22% of the rights of way network. In Suffolk, they have just **18%** of the rights of way network, increasingly disjointed by roads which were once quiet and are now heavily used by traffic resulting from development within the County. It is therefore important that these public rights are protected.

The British Horse Society has no objection to this application in principle but believes that historical evidence indicates Wetheringsett cum Brockford Footpath 6 is under recorded as a footpath, this route can be reasonably alleged to subsist at a minimum of bridleway status. This public right should be asserted and not be allowed to be subsumed within this development or anything beyond it. An application to the County Council to have it recorded as such is likely to be forwarded in due course. The route shown on the map below should be upgraded to at least Bridleway status if not Restricted Byway status as a condition of the permission being granted.

Home Team Document - For Use By BHS Colleagues & Trustees Only

The British Horse Society is an Appointed Representative of
South Essex Insurance Brokers Limited
who are authorised and regulated by the Financial Conduct Authority.

Registered Charity Nos. 210504 and SC038516. A company limited by guarantee. Registered in England & Wales No. 444742



Yours sincerely

Charlotte Ditchburn (Miss.)
Access Field Officer, East Region

Your Ref:DC/21/04476
Our Ref: SCC/CON/3793/21
Date: 25 August 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planning@baberghmidsuffolk.gov.uk

The Planning Department
Babergh District Council
1st Floor
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Alex Scott - BDC

Dear Alex

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/04476
PROPOSAL: Application for Outline Planning Permission. (Access to be considered) Erection of

14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4

Bedroom units

LOCATION: Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And

Thwaite Suffolk

ROAD CLASS: A

Notice is hereby given that the County Council as Highway Authority make the following comments:

Whilst noted that a proposal for 9 dwellings at this location benefits from permission, the increase to 14 dwellings would generate a greater number of trips (both vehicular and other modes) and subsequently, there are several comments below that should be addressed. **Objection until comments 1 and 3 have been addressed.**

1 . Access type:

The proposed access type (SCC DM03) is a shared driveway type access designed to serve up to 5 dwellings (although we are flexible on this number and do support the use of this access type for up to 10 dwellings in many circumstances). However, for a development of 14 dwellings accessed via the A140, this access type is not acceptable as it does not provide segregated pedestrian access or accommodates the necessary two way vehicle flow required for all vehicle types. The access type should be amended to a junction type access with footways into the development.

2. Access to Local Amenities:

Whilst the Highway Authority accepts modest developments remote from access to local amenities such as schools in rural areas, we do not support significant development that is solely reliant on motor vehicle travel. For example, there does not appear to be a safe and suitable walking route to local primary education. Consideration should be given to whether development of this scale should be allowed in unsustainable locations and whether sustainable transport and the needs of pedestrians and cyclists have been addressed in the planning submission. This comment/ recommendation is not a point of objection from the Highway Authority.

3. SCC PROW Team Comments (actions required - FP6 improvements/ link):

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Wetheringsett Cum Brockford, land at Norwich Road - Griffin Field IP14 5PF

Thank you for your consultation concerning the above application.

The proposed site does not contain any public rights of way (PROW) although Wetheringsett Cum Brockford Public Footpath 6 lies by the eastern boundary of the site. The Definitive Map for Wetheringsett Cum Brockford can be seen at: https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Wetheringsett-cum-Brockford.pdf. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We would accept this proposal subject to the following:

- **Plans of the site depict Wetheringsett Cum Brockford Public Footpath 6.**
- **The site is connected to Wetheringsett Cum Brockford Public Footpath 6.**
- **Wetheringsett Cum Brockford Public Footpath 6 is improved for an increase in use.**
- **Improvements are delivered as a Section 106 obligation under the Town and Country Planning Act 1990, or as a Section 278 agreement under the Highways Act 1980.**

We would also highlight the following:

Suffolk County Council's Green Access Strategy (2020-2030) sets out the council's commitment to ensuring and promoting sustainable travel options for all. The strategy focuses on walking and cycling for commuting, accessing services and facilities, and for leisure reasons. Specifically, 2.1 "Seeks opportunities to enhance public rights of way, including new linkages and upgrading routes where there is a need, to improve access for all and support healthy and sustainable access between communities and services. Funding to be sought through development and transport funding, external grants, other councils and partnership working."

The Public Rights of Way network supports all 3 of the overarching objectives of the Ministry of Housing Communities & Local Government's (MHCLG) National Planning Policy Framework (NPPF) (v3.0 2021):

1. Build a strong, responsive and competitive economy;
2. Support strong, vibrant and healthy communities;
3. Protect and enhance our natural, built and historic environment.

The NPPF refers to the Public Rights of Way network specifically:
100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails;

In addition, the Public Rights of Way network supports NPPF sections:
85. make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport);

92. achieve healthy, inclusive and safe places a) …that allow for easy pedestrian and cycle connections within and between neighbourhoods; b) …use of attractive, well-designed, clear and legible pedestrian and cycle routes; c) support healthy lifestyles,… through the provision of safe and accessible green infrastructure,… that encourage walking and cycling;
98. Access to a network of high quality open spaces;
104. c) opportunities to promote walking, cycling and public transport use are identified and pursued;
106. d) provide for attractive and well-designed walking and cycling networks;
112. a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas;
112. c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles.

Furthermore, we ask that the following is taken into account:

1. PROW are divided into the following classifications:
- Public Footpath – only for use on foot or with a mobility vehicle
- Public Bridleway – use as per a public footpath, and on horseback or by bicycle
- Restricted Byway – use as per a bridleway, and by a 'non-motorised vehicle', eg a horse and carriage
- Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

3. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
- To apply for permission to carry out work on a PROW, or seek a temporary closure – https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/ or telephone 0345 606 6071. PLEASE NOTE that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
- To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/ or telephone 0345 606 6071.

4. To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 -

https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/ PLEASE NOTE that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.

6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Thank you for taking the time to consider this response.

Yours sincerely,

Ben Chester

Senior Transport Planning Engineer

Growth, Highways and Infrastructure

Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX
www.suffolk.gov.uk

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 30 May 2022 10:16:25
To:
Cc:
Subject: FW: IDOX-Public: DC/21/04476/OUT - Land at Norwich Road Wetheringsett Cum Brockford - REVISED PROW RESPONSE
Attachments:

From: GHI PROW Planning
Sent: 25 May 2022 16:29
To: Alex Scott
Cc: Sharon Berry (MSDC); GHI PROW Planning; Ben Chester; Ken Larcombe; Alexandra Maher
Subject: DC/21/04476/OUT - Land at Norwich Road Wetheringsett Cum Brockford - REVISED PROW RESPONSE

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/04476/OUT

As per our previous response dated 19th August 2021, the proposed site does not contain a public right of way (PROW) but Wetheringsett Cum Brockford Public Footpath 6 lies by the eastern boundary of the site

We accept this proposal subject to the following condition:

Condition: Prior to the development hereby permitted being first occupied, Wetheringsett Cum Brockford Public Footpath 6 is surfaced between a footpath bridge at approximate grid reference TM 1193 6716 south-westwards to where it meets Griffin Lane with a firm, compacted, unsealed, slightly cambered, free draining aggregate construction, and the footpath bridge at approximate grid reference TM 1193 6716 is replaced, in accordance with details (including surface material) that shall have been agreed with the Area Rights of Way Officer.

Reason: To ensure Wetheringsett Cum Brockford Public Footpath 6 can satisfactorily accommodate higher footfall as a result of this development.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council
Phoenix House, 3 Goddard Road, Ipswich IP1 5NP
PROWplanning@suffolk.gov.uk

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 25 Aug 2021 09:29:51
To:
Cc:
Subject: FW: 2021/08/24 JS reply Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Ref DC/21/04476
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 24 August 2021 15:01
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Subject: 2021/08/24 JS reply Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Ref DC/21/04476

Dear Alex Scott,

Subject: Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Ref DC/21/04476

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Location Plan Ref 027-17/S/1000
- Proposed Site Plan Ref 103-21/P/01

A holding objection is necessary because the applicant have not assessed the flood risk and have not provided a strategy for the disposal of surface water in line with national and local policy/guidance. Any surface water drainage strategy shall use above ground open SuDs, unless there is clear evidence that this isn't appropriate.

T**he holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required in order to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.**

The points below detail the action required in order to overcome our current objection:-

1. Submit a flood risk assessment
2. Submit a strategy for the disposal of surface water
    a. As a minimum, we require the following document and information to be submitted for each type of planning application or stage with the planning process.

Document Submitted	Document Description	Outline
Flood Risk Assessment (FZ3 or Site >1Ha)	Evaluation of flood risk (fluvial, pluvial & groundwater) to the site – will guide layout and location of open spaces. (SCC may require modelling of ordinary watercourse if EA Flood Maps not available)	✓
Drainage Strategy/Statement (less detail required for Outline)	Document that explains how the site is to be drained using SuDS principles. Shall include information on:- • Existing drainage (inc adjacent roads) • Impermeable Area (Pre and Post Development) • Proposed SuDS • Hydraulic Calculations (see below) • Treatment Design (i.e. interception, pollution indices) • Adoption/Maintenance Details • Exceedance Paths	✓

Contour Plan	Assessment of topography/flow paths/blue corridors	✓
Impermeable Areas Plan	Plan to illustrate new impervious surfaces	✓
Preliminary Layout Drawings (including landscaping details)	Indicative drawings of layout, properties, open space and drainage infrastructure including:- • Discharge location (outfall) • Conveyance network • Form of SuDS and location on the site	✓
Preliminary Site Investigation Report	3 or more trial pits to BRE 365 and associated exploratory logs (check for groundwater)	✓
Preliminary hydraulic calculations	• Discharge Rates (using suitable method i.e. FEH, IH124 (ICPSUDS) or modified rational method (brownfield sites) • Storage Volume • Long Term Storage (if required)	✓
Evidence of any third party agreements to discharge to their system (i.e. Anglian Water agreement or adjacent landowner)	Evidence of any permissions or permits being obtained.	✓

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

****Note I am remote working for the time being****

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 11 Apr 2022 01:08:49
To:
Cc:
Subject: FW: 2022-04-07 JS Reply Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Ref DC/21/04476 OUT
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 07 April 2022 14:39
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Subject: 2022-04-07 JS Reply Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Ref DC/21/04476 OUT

Dear Alex Scott,

Subject: Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Ref DC/21/04476

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/04476.

The following submitted documents have been reviewed and we recommend a maintain a **holding objection** at this time:

- Location Plan Ref 027-17/S/1000
- Proposed Site Plan Ref 103-21/P/01
- Flood Risk Assessment Ref 216752 P1

A holding objection is necessary because the applicant has not submitted detailed evidence that infiltration is or is not feasible. If infiltration is found not to be feasible, an above ground open SuDs solution is to be presented. The SuDS shall meet the four pillars, quality, quantity, biodiversity and amenity.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the action required to overcome our current objection:-

1. Submit infiltration test results to BRE Digest 365 across the site or demonstrate that perched groundwater covers the majority of the site.
2. If infiltration is viable, then each plot shall be serviced by its own infiltration devices or shared between one neighbouring plot. Any trafficked area is to have its own infiltration device.
3. If infiltration is not viable, then an alternative strategy is to be presented utilising above ground open SuDS for collection, conveyance, storage and discharge, or the applicant is to demonstrate why this is not appropriate.
4. If infiltration is not viable, then the applicant is to provide evident that they have the right or have aquired the right of discharge into a watercourse in perpurity.
5. As a private treatment works is to be ustilised, any discharge from the an the surface water discharge and the treated water shalll not exceed Qbar combined.
6. The applicant is to update and resubmit the Flood Risk Assessment with the required changes, depending on what surface water disposal method is viable.

Kind Regards

Jason Skilton
Flood & Water Engineer

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 19 Aug 2021 09:51:43
To:
Cc:
Subject: FW: Application - Wetheringsett Cum Brockford, land at Norwich Road - Griffin Field IP14 5PF
Attachments: 027-17_S_1000_SITE_LOCATION_PLAN-7802988.pdf

From: RM Archaeology Mailbox <archaeology@suffolk.gov.uk>
Sent: 19 August 2021 09:37
To: Planning Contributions Mailbox <planningcontributions.admin@suffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: FW: Application - Wetheringsett Cum Brockford, land at Norwich Road - Griffin Field IP14 5PF

Good morning

All work has been competed on this site under previous planning application. Despite the archaeological potential no archaeology was identified in the trial trenching. No further work is required on this site.

Many thanks

Lisa

Lisamaria De Pasquale
Assistant Archaeological Officer (Technical Support)
Suffolk County Council Archaeological Service
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk IP32 7AY
Tel.:01284 741230
M: 07523931041
Email: lisa.depasquale@suffolk.gov.uk

Website: http://www.suffolk.gov.uk/archaeology
Suffolk Heritage Explorer: https://heritage.suffolk.gov.uk
Follow us on Twitter: @SCCArchaeology
Like us on Facebook: @SCCArchaeologicalService
Follow us on Instagram: @SCCArchaeology

From: Kirsty Nicholls <Kirsty.Nicholls@baberghmidsuffolk.gov.uk>
Sent: 02 Sep 2021 04:54:56
To:
Cc:
Subject: FW: Land North Road, Wetheringsett Cum, Brockford - DC/21/04476
Attachments:

From: Matthew Baker <Matthew.Baker@suffolk.gov.uk>
Sent: 02 September 2021 08:42
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Land North Road, Wetheringsett Cum, Brockford - DC/21/04476

Dear Kirsty Nicholls,

All archaeological works for this planning application have been completed under planning permission DC/20/00324. Despite the potential for significant below-ground heritage assets to be identified within this development area, as indicated by the Suffolk Historic Environment Record, no archaeology was found during an archaeological evaluation of the site.

As per our comments on this application dated 19th August 2021, there are no archaeological requirements for application DC/21/04476. We no longer need to be consulted on this application.

Kind regards,

Matthew

Matthew Baker
Archaeological Officer

Suffolk County Council Archaeological Service,
Bury Resource Centre,
Hollow Road,
Bury St Edmunds,
IP32 7AY

Tel.: 01284 741329
Mob.: 07707649302
Email: matthew.baker@suffolk.gov.uk

Website: http://www.suffolk.gov.uk/archaeology
Suffolk Heritage Explorer: https://heritage.suffolk.gov.uk
Follow us on Twitter: @SCCArchaeology
Like us on Facebook: @SCCArchaeologicalService
Follow us on Instagram: @SCCArchaeology

If you are contacting me about Development Management please quote the planning application number where possible.

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 16 Aug 2021 10:48:40
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/04476
Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 16 August 2021 10:28
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/04476

Dear Alex,

Thank you for notifying me about the consultation for the proposed residential development in Wetheringsett Cum Brockford. On reviewing the documents submitted, I have no comment to make as the development does not meet the threshold that requires a Travel Plan in accordance with Suffolk County Council's Travel Plan Guidance.

Kind regards

Chris Ward
Active Travel Officer
Transport Strategy
Strategic Development - Growth, Highways and Infrastructure
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
web : https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/

-----Original Message-----
From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 12 August 2021 17:25
To: Chris Ward
Subject: MSDC Planning Consultation Request - DC/21/04476

Please find attached planning consultation request letter relating to planning application - DC/21/04476 - Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.
For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

Suffolk County Council

Suffolk Fire and Rescue Service

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

Your Ref:
Our Ref: FS/F200954
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: http://www.suffolk.gov.uk

Date: 18/08/2021

Dear Sirs

Land at Norwich Road, Wetheringsett cum Brockford IP14 5PF
Planning Application No: DC/21/04476
A CONDITION IS REQUIRED FOR FIRE HYDRANTS
(see our required conditions)

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition.

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

/continued

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

Sprinklers Advised

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control or appointed Approved Inspector in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: simon@loftusarchitects.co.uk
Enc: Sprinkler information

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

Suffolk County Council

Suffolk Fire and Rescue Service

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

Your Ref:
Our Ref: ENG/AK
Enquiries to: Water Officer
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address www.suffolk.gov.uk

Date: 18 August 2021

Planning Ref: DC/21/04476

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land at Norwich Road, Wetheringsett cum Brockford
DESCRIPTION: 14 Dwellings
HYDRANTS REQUIRED

If the Planning Authority is minded to grant approval, the Fire Authority require adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

Should you require any further information or assistance I will be pleased to help.

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

Created: September 2015

Enquiries to: Fire Business Support Team
Tel: 01473 260588
Email: Fire.BusinessSupport@suffolk.gov.uk

Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service
http://www.suffolk.gov.uk/emergency-and-rescue/

Residential Sprinkler Association
http://www.firesprinklers.info/

British Automatic Fire Sprinkler Association
http://www.bafsa.org.uk/

Fire Protection Association
http://www.thefpa.co.uk/

Business Sprinkler Alliance
http://www.business-sprinkler-alliance.org/

I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Chief Fire Officer
Suffolk Fire and Rescue Service

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

Our ref: DC/21/04476/OUT
Your ref: Land, Norwich Road,
Wetheringsett Cum Brockford, Part In The
Parish Of Stoke Ash And Thwaite Suffolk IP14 NPF.
Matter No: 60182
Date: 1 September 2021
Enquiries to: Ruby Shepperson
Tel: 01473 265063
Email: ruby.shepperson@suffolk.gov.uk

By e-mail only:
planningblue@baberghmidsuffolk.gov.uk
Alex.Scott@baberghmidsuffolk.gov.uk

Dear Alex,

Wetheringsett Cum Brockford: Land At Norwich Road – developer contributions.

I refer to the proposal: Outline Application – (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site-specific mitigation.

Summary table of infrastructure requests:

CIL	Education	Capital Contribution
	- Secondary	£71,325
	- Sixth form	£23,775
CIL	Libraries improvements	£3,024
CIL	Waste	£1,582
S106	Education	
	- Secondary school transport	£18,075
S106	Monitoring fee	£412
S106	Highways	Tbc

Paragraph 57 of the National Planning Policy Framework (NPPF) 2021 sets out the requirements of planning obligations, which are that they must be:

a) Necessary to make the development acceptable in planning terms;
b) Directly related to the development; and,
c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating

infrastructure needs, in the adopted Section 106 Developers Guide to Infrastructure Contributions in Suffolk.

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.

- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day-to-day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016.

New CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 ("the commencement date"). Regulation 11 removes regulation 123 (pooling restriction and the CIL 123 List in respect of 'relevant infrastructure').

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific contribution requirements related to the proposed scheme are set out below:

1. **Education.** Paragraph 95 of the NPPF states: 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
   a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

   b) work with schools promoters, delivery partners and statutory bodies to

identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 106 states: 'Planning policies should:

a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

The Department for Education (DfE) publication 'Securing developer contributions for education' (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations [revised September 2019]. Paragraph 19 of the DfE guidance states, "We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including both temporary and permanent education needs where relevant, such as school transport costs and temporary school provision before a permanent new school opens within a development site".

In paragraph 15 of the DfE guidance 'Securing developer contributions for education' it says, "We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors". The DFE scorecard costs have been adjusted for inflation using the latest Building Cost Information Service (BCIS) All-In Tender Price of Index (TPI), published March 2020. The technical notes state to adjust the national average to the region of interest, divide the national average cost by the weight for the region, given in the Scorecard underlying data (the regional weight has been calculated using the regional location factors).

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for primary schools is £17,268 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£17,268 / 1.00) produces a total of £17,268 per pupil for permanent expansion of primary schools.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for secondary schools is £23,775 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£23,775 / 1) produces a total of £23,775 per pupil for permanent expansion of secondary schools. The DfE guidance in paragraph 16 says, "further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place".

School level	Minimum pupil yield:	Required:	Cost per place £ (2021):
Primary school age range, 5-11:	4	0	£17,268
High school age range, 11-16:	3	3	£23,775
Sixth school age range, 16+:	1	1	£23,775

Total education **CIL** contributions:	**£95,100**

The site is split between two school catchment areas. The local primary schools are Wetheringsett Church of England Primary School (catchment school and nearest school from the proposed development) and Thorndon CEVCP. The local secondary schools are Debenham High School ((ages 11 – 16) catchment and nearest secondary school, but over 3 miles away) and Hartismere School ((ages 11 – 18) local school and nearest sixth form, but over 3 miles away).

Wetheringsett Primary is currently forecast to have sufficient capacity to accommodate the 4 pupils arising from this proposed development. On this basis, no CIL contributions are sought.

Debenham High is anticipated to have a deficit of places and no capacity if all the potential developments in the area and local plan come forward. With such, the provision cannot accommodate the 3 secondary-age pupils anticipated to arise from this matter. The proposed strategy for mitigating this growth is via future expansion of the existing provision. On this basis, a **CIL** contribution of (3 pupils x £23,775) = **£71,325** is sought.

Hartismere Secondary and Sixth is currently exceeding permanent and 95% capacity and is forecast to continue to experience pupil-place pressure in the future. The proposed strategy for mitigating this growth is via future expansion of the existing provision. On this basis, at Sixth level a **CIL** contribution of (1 pupil x £23,775) = **£23,775** is sought.

If the District Council considers that planning permission should be granted from the proposed development, this must be on the basis that s106 developer funding is secured by way of a planning obligation for the site-specific costs of secondary school transport. Contribution required is as follows:

a) School transport contribution – 3 secondary-age pupils are forecast to arise from the proposed development. Developer s.106 contributions are sought to fund school transport provision for a minimum of five years for secondary-age pupils. Annual school transport cost per pupil is £1,205. Therefore, **S106** contribution is £1,205 x 3 pupils x 5 years = **£18,075** (2021 costs) increased by RPI.

2. **Pre-school provision.** Provision for early years should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities'

   The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents' needs. Local authorities are required to take a lead role in facilitating the childcare market within the broader framework of shaping children's services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

   This proposed development is in the Palgrave ward where there is an existing surplus of places. On this basis, no contributions are sought.

3. **Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A further key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.

4. **Transport issues.** Refer to the NPPF Section 9 'Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Ben Chester will coordinate a response, which will outline the strategy in more detail.

   Suffolk County Council, in its role as a local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019).

5. **Libraries.** Refer to the NPPF Section 8: 'Promoting healthy and safe communities'.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A **CIL** contribution of £216 per dwelling is sought, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (3 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

Libraries **CIL** contribution:	**£3,024**

6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

   Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

   - *New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.*

   SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

   SCC has a project underway to identify a new Recycling Centre site for the Stowmarket catchment area. The likely cost of a new Recycling Centre is between £3m and £5m. This is a priority site in the Waste Infrastructure Strategy and some budget has been identified for this purpose, however, the Waste Service would expect contributions of £113 per household from any significant development in this area.

Waste **CIL** Contribution:	**£1,582**

7. **Supported Housing.** Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including

the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 62 to 65 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

8. **Sustainable Drainage Systems.** A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for firefighting which will allows SCC to make final consultations at the planning stage.

11. **Superfast broadband.** This should be considered as part of the requirements of the NPPF Section 10 'Supporting high quality communication'. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

    As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange-based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

12. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. **Monitoring Fee.** The new CIL Regs allow for charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable upon commencement.

14. **Time Limits.** The above information is time-limited for 6 months only from the date of this letter.

    This development will mitigate its impact by contributing via both **s106** and **CIL** as per the summary table on page 1. Site-specific matters identified by SCC services

directly will also need to be secured by way of a planning obligation or planning conditions.

Yours sincerely,

Ruby Shepperson
Planning Officer
Growth, Highways & Infrastructure Directorate

cc Ben Chester, Suffolk County Council
Carol Barber, Suffolk County Council
Floods Planning, Suffolk County Council

Your ref: DC/21/04476
Our ref: Wetheringsett Cum Brockford – land at Norwich Road 60182
Date: 04 February 2022
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Alex Scott,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Alex,

Wetheringsett Cum Brockford: land at Norwich Road – developer contributions

I refer to the proposal: application for outline planning permission (access to be considered) – erection of 14no. dwellings comprising 5no. 2-bedroom units, 7no. 3-bedroom units and 2no. 4-bedroom units.

A consultation response was previously submitted by way of letter dated 01 September 2021, which was time-limited to six months. This response updates the previous response and will remain valid to 31 August 2022, unless the proposed scheme is amended.

Updated summary of infrastructure requirements split between CIL/s106:

CIL	Education	
	- Secondary school expansion @ £23,775 per place	£71,325
	- Sixth form expansion @ £23,775 per place	£23,775
CIL	Libraries improvements @ £216 per dwelling	£3,024
CIL	Household waste @ £113 per dwelling	£1,582
S106	Primary school transport	£33,740
S106	Secondary school transport	£18,075
S106	Improvements to Footpath 6	tbc
S106	Monitoring fee per obligation trigger point	£412
S106	Highways	tbc

If the Council considers that planning permission should be granted for the proposed development, this must be on the basis that s106 developer funding is secured by way of a planning obligation for the site-specific costs of primary school and secondary school transport. The proposed development does not have a safe walking route to the nearest primary school and is over 3 miles away from the nearest secondary school – therefore pupils will be eligible for free school travel. Contributions required as follows:

a) **Primary school transport** – previous assessments have determined that there is no safe walking route to the nearest primary school at Wetheringsett and accordingly pupils will be eligible for free school travel. 4 primary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of seven years for primary-age pupils. Annual school transport cost per pupil is £1,205. Therefore, contribution is £1,205 x 4 pupils x 7 years = £33,740, increased by the RPI. Contribution held for a minimum period of 10 years from date of the final dwelling occupation. This contribution will be used for primary school transport costs.

b) **Secondary school transport contribution** – 3 secondary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of five years for secondary-age pupils. Annual school transport cost per pupil is £1,205. Therefore, contribution is £1,205 x 3 pupils x 5 years = £18,075, increased by the RPI. Contribution held for a minimum period of 10 years from date of the final dwelling occupation. This contribution will be used for secondary school transport costs.

Issues to discuss and resolve with the local planning authority and the applicant include the following:

1. Highway Authority objection including measures to encourage modal shift in support of promoting sustainable transport.
2. Footpath 6 improvements s106 contribution or delivery by the applicant via section 278.
3. The lead local flood authority (LLFA) holding objection.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate

cc Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)

SUFFOLK CONSTABULARY

Police Station, Old Nelson Street, Lowestoft NR321PE
Telephone: 101 or 999 in an emergency Fax: 01473 613737 (24 hrs)
Calls may be monitored for quality control, security and training purposes.

Direct Dial: 01986 835276

Date: 24 August 2021

PLANNING APPLICATION: DC/21/04476

PROPOSAL: Application for Outline Planning Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units (Pryde Homes Ltd)

ADDRESS: Norwich Road, Wetheringsett Cum Brockford, Part in the Parish of Stoke Ash and Thwaite Suffolk

Officer: Alex Scott

This crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines. Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.

Dear Sir/Madam

Thank you for the opportunity to comment on the above outline planning application.

Suffolk Police ask that the following recommendations outlined in this letter are considered when making your decision regarding this application.

SECURE BY DESIGN (SBD)

Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75% and achieve ADQ.

An early input at the design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime and the fear of crime. Secured by Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development. These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety. Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

NPPF

Crime and Disorder NPPF Policies that are applicable to this application are Para 127f and 91b.

Paragraph 91b.
Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.

Paragraph 127(f).
Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 17 of the 'Crime and Disorder Act 1998'

This part of the CDA places a duty on each local authority: **'**to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'.
Further information on SBD can be found at www.securedbydesign.com

PLANNING PORTAL INFORMATION, DAS AND PLANNING STATEMENT

The Planning Statement states that the full planning consent for 9 dwellings under DC/20/00324 was granted October 2020. However, this application proposes an increase of dwellings to 14. The location of the site is to the eastern side of the A140 with a house and petrol station located to the north of the site which also includes a convenience store, car mechanic and car dealer. Dwellings are located to the south and southwest of the site and the site is an infill development. Current boundaries are a mix of fencing, trees and hedgerows. The local planning authority seek to request some provision of affordable housing.

General Comments/Crime Statistics

As crime levels in Wetheringsett are low due to the rural location**, it is important that the design and layout do not increase crime or the opportunity for crime and disorder. The crime types predominate in the area are Criminal Damage and Arson, Violence and Sexual Offences, Burglary and Anti-Social Behaviour.**

Specific Observations

Suffolk Police acknowledge that there is not enough information to make a formal representation on the layout and design of dwellings. Suffolk Police do recommend that the site is built in line with Secured by Design (SBD) Homes 2019 principles and an accreditation to the minimum level of Silver is sought for all the dwellings. Suffolk Police recommend that Crime Prevention through Environmental Design (CPTED) is incorporated throughout the design even if an accreditation is not desired.

General Recommendations

Below are areas that Suffolk Police recommend as detailed in Secured by Design Homes 2019: (see link for guidance book)

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_update_May.pdf

- **Layout of Roads and footpaths:**
  See Section 8 of SBDH 2019 which encourages defensible space to ensure that the physical environment enables the resident to control the areas around their own home. **Research shows that the benefit of cul-de-sacs can be compromised if they are backing onto open land, or are very long (deep) or linked to one another by footpaths and poor lit. It is important to ensure that permeability is limited as this could provide the opportunity for crime to occur**.
- **Dwelling Layout and Orientation and Boundaries:**
  See SBD H 2019 Section 10 and 11 and 13. Section 12 also gives guidance around gable end walls that do not provide further surveillance with windows in active rooms and can lend themselves to the opportunity for graffiti, loitering or ball games. It is important to ensure that gable end windows are designed in active rooms to provide further natural surveillance to vulnerable areas or vehicle parking places between dwellings where garages are not provided.
- **Vehicle Parking:**
  See SBDH 2019 Section 16: Vehicles should be either parked in locked garages or on a hard standing within the dwelling boundary.

- **Landscaping:**
  See SBDH 2019 Section 17: Sustainable provisions should be made for the maintenance and management of Communal Open Space areas/grass verges/surface water drainage area. The correct use of certain species of plants can impact on the potential for crime and assist with preventing some types of crime. Planting should not impede the opportunity for natural surveillance or blocking of street lighting.
- **Street Lighting: See SBDH 2019 Section 18:** Lighting should conform to BS 5489-1:2016. Whilst we are sensitive to the need for dark skies, we would also point out that poorly lit areas can enable the opportunity for criminal activity.
- **Security Specifications:** It is recommended that residential dwellings doors and windows are built to Section 21 and 22 (Secured by Design – police approved specification SBD PAS 24:2016). External dwelling lighting should conform to Section 25 of SBDH 2019.
- **Communal areas and Play Space:** Should conform to SBD Homes 2019 Section 9.
- **Cycle storage and external storage:** Cycle Storage within dwellings should comply with Section 56 of SBDH 2019. The Communal cycle and refuse storage area should comply with Section 56.3, 56.4, 57.2 and 57.3 of SBD H 2019. Access control by residents only and refuse collectors to the facility is paramount as this area could lend itself to Anti-social Behaviour or arson.

CONSTRUCTION PHASE SECURITY:

Whilst construction is under way Secured by Design provides the following guidance and awareness: Construction Phase Security Advice:

> It is unfortunate that there are many crimes which occur during the construction phase of a development; the most significant include theft of plant equipment, materials, tools and diesel fuel. SBD Homes 2019 6 recommends that Security should be in place prior and during the construction phase of your development. This should contain a robust perimeter fencing of the site and a monitored alarm system (by a company/individual that will provide a response) for site cabins and material and fuel storage areas. It is also advised that the contractors name with emergency contact number is displayed in several places on the perimeter fence, allowing the public to report suspicious circumstances. Consideration of mobile/part time CCTV systems or security guards can act as deterrent to criminal activity. It is also recommended that contractors are advised to ensure that their work equipment/tools are property marked, insured and secured appropriately when also off site. See SBD Homes 2019 section 6 for full guidance.

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required security elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime and make residential and commercial areas safe for those living and working there.

Jackie Norton
Designing Out Crime Officer, Eastern Area
Suffolk Police

Consultee Comments for Planning Application DC/21/04476

Application Summary

Application Number: DC/21/04476
Address: Land Norwich Road Wetheringsett Cum Brockford Part In The Parish Of Stoke Ash And Thwaite Suffolk
Proposal: Application for Outline Planning Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.
Case Officer: Alex Scott

Consultee Details

Name: Miss Tegan Chenery
Address: Endeavour House, 8 Russell Road, Needham Market Ipswich, Ipswich IP1 2BX
Email: Not Available
On Behalf Of: Heritage Team

Comments

Hello Alex,

DC/21/04476 Land at Norwich Road, Wetheringsett Cum Brockford (part in the Parish of Stoke Ash and Thwaite)

The Heritage Team have no comments to make on the above application.

Tegan Chenery BA(Hons) MSt
Heritage and Design Officer
Babergh and Mid Suffolk District Councils - Working Together

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 07 Sep 2021 08:35:15
To:
Cc:
Subject: FW: DC/21/04476. Land Contamination.
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 07 September 2021 07:39
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Subject: DC/21/04476. Land Contamination.

EP Reference : 296916
DC/21/04476. Land Contamination.
Land, Norwich Road, Wetheringsett cum Brockford, STOWMARKET, Suffolk.
Application for Outline Planning Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.

I have no objection to the proposed development provided that the condition below is included with any permission that may be granted. Without this condition I would be minded to recommend that the application be refused until such time as the applicant is able to demonstrate that the site can be made suitable for use without need for the condition.

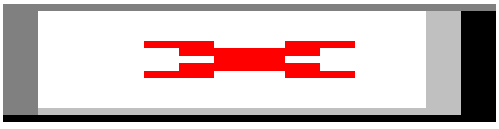
Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

1. *A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
2. *Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
3. *A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where*

appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.

4. *Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
5. *Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."

From: Nathan Pittam
Sent: 05 April 2022 08:41
Subject: (305225) DC/21/04476. Land Contamination.

EP Reference 305225
DC/21/04476. Land Contamination.
Land, Norwich Road, Wetheringsett cum Brockford, STOWMARKET, Suffolk.
Application for Outline Planning Permission. (Access to be considered)
Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.

Many thanks for your request for comments in light of the newly submitted letter from NPL dated 17th March 2022. I can confirm that I have no cause to amend my recommendations of 7th September 2021.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 19 Aug 2021 03:37:24
To:
Cc:
Subject: FW: DC/21/04476
Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 19 August 2021 15:22
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/21/04476

Environmental Health -
Noise/Odour/Light/Smoke
APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/04476
Proposal: Application for Outline Planning Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.
Location: Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite Suffolk

Thank you for consulting me on this application.

I am unable to see an updated current noise assessment for the new proposed development.

Please ask the applicant to submit an updated noise assessment to reflect the on site changes. Please re consult when this is received. If this is not forthcoming I would recommend refusal on insufficient supporting evidence.

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724727
Email andy.rutson-edwards@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: Kirsty Nicholls <Kirsty.Nicholls@baberghmidsuffolk.gov.uk>
Sent: 05 May 2022 11:26:50
To:
Cc:
Subject: FW: IDOX-Public: BMSDC Environmental Health - Other Issues - Response - DC/21/04476
Attachments:

From: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Sent: 05 May 2022 10:43
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: IDOX-Public: BMSDC Environmental Health - Other Issues - Response - DC/21/04476

From: Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>
Sent: 05 May 2022 09:35
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>; Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>
Subject: CONSULTATION DC/21/04476

PLANNING APPLICATION: DC/21/04476.

Application for Outline Planning Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units. DC/21/04476

OUR REEFRENCE: 305817

PROPOSAL: Application for Outline Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.

LOCATION: Land Norwich Road Wetheringsett Cum Brockford Part In The Parish Of Stoke Ash And Thwaite Suffolk

CONSULTEE COMMENTS PROVIDED IN RESPECT OF NOISE, DUST, ODOUR, SMOKE, LIGHT ONLY.

Dear Sirs

I write wth regard to the above consultation. Having reviewed the application documentation, we would offer the following observations;

- The application site has planning permission for 9 residential dwellings which are currently under construction.
- The application is to increase the density of housing on the application site taking the development to a total of 14 dwellings in total.
- A noise report has been provided ***by Loven Acoustics dated 23rd March 2022 Ref: LA/16/04/02aR/ML.***
- ***Noise measurements to establish noise levels in the locality in connection with the application site were undertaken.***
- ***The report considers the survey data, which is nearly 4 years old, to be*** *valid for this re-assessment as traffic flow is not through to have significantly increased since 2018 and may have reduced post covid.*
- ***No current background noise measurements have been provided.***
- ***A scheme of mitigation is proposed for internal habitable rooms providing and indicative scheme of glazing including ventilation, and for external areas with the provision of close boarded fencing and an earth bund.***
- There is no detail in respect of noise associated with commercial operations associated with the use of the adjacent petrol station and specialist vehicle centre to the north west of the application site.

The development shall not be commenced until a current noise assessment has been provided and report submitted for consideration and approval by the LPA.
The assessment and subsequent report shall;
Be undertaken by a competent individual.

- Assess any likely current impact of both road traffic noise from the A140 and from commercial operations from the petrol station and specialist vehicle centre to the north west on the application site having regard to background noise levels.
- Be undertaken in accordance with **ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise** to meet the criteria contained within **BS 8233:2014 Guidance on sound insulation and noise reduction for buildings, British Standard 8223: 2014, BS4142and World Health Organisation Guidelines**
- Provide full details of any noise mitigation proposed.

PART 2

The dwellings shall not come into occupation until such time as the applicant has

- Provided confirmation that any mitigation measures proposed, have been installed as per those approved in Part 1 of this condition.
- Undertaken post construction/installation noise measurements undertaken by a suitably qualified independent individual to be submitted to the LPA to clearly demonstrate that the mitigation achieves the required levels of sound reduction for the dwellings.
- Should the post testing and measurements demonstrate that the mitigation does not accord to the agreed levels, there shall be no occupation of the dwellings until such time as a further mitigation scheme is submitted to and agreed in writing by the LPA.

REASON: To avoid any significant adverse noise impacts on the occupiers of the proposed dwellings.

CONDITION

CONSTRUCTION HOURS

The hereby permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

CONDITION

PROHIBITION ON BURNING

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

With kind regards

Sue Lennard
Senior Environmental Protection Officer
Public Protection

Please note I am a part time officer working each Monday Tuesday and Wednesday each week.

Babergh and Mid Suffolk District Councils – Working Together

Susan.lennard@baberghmidsuffolk.gov.uk
01449 724943
www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 02 Sep 2021 10:49:55
To:
Cc:
Subject: FW: DC/21/04476
Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>
Sent: 02 September 2021 09:44
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/21/04476

Dear Alex,

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/04476
Proposal: Application for Outline Planning Permission. (Access to be considered) Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.

Location: Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash. And Thwaite Suffolk.

Many thanks for your request to comment on the application.

Upon review of the application the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme must include as a minimum to achieve:-

- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point
- Agreement of heating for the office/conditioned areas
- Agreement of scheme for waste reduction

The scheme shall include a clear timetable for the implementation of the measures in relation to the first occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed and thereafter maintained.

REASON: To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932
t: 01449 724728
email: simon.davison@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 02 Sep 2021 10:50:23
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/04476
Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 02 September 2021 09:59 To: BMSDC Planning Area Team Blue Subject: RE: MSDC Planning Consultation Request - DC/21/04476 Public Realm Officers do not wish to offer any comments on this application. There is no public open space associated with this development. Regards Dave Hughes Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Alex Scott – Planning Officer

From: Robert Feakes – Housing Enabling Officer

Date: 1 September 2021

Subject: DC/21/04476

Proposal: Application for Outline Planning Permission. (Access to be considered)

Erection of 14no dwellings comprising 5no 2 Bedroom units, 7no 3 Bedroom units and 2no 4 Bedroom units.

Location: Land at Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite, Suffolk

---

1. Key Points

A development proposal for 14 residential dwellings
To achieve policy compliance at 35%, four affordable dwellings would be required on site plus a commuted sum for the residual requirement. Documents have been submitted arguing that the development is not viable with affordable housing; this needs to be assessed by a suitably qualified person.
If policy compliance cannot be achieved, a commuted sum to a maximum of £372,086 should be secured, with consideration for what the development can afford and overage clauses as relevant.
The applicant should be aware of the emerging JLP policy requirements for any eventual reserved matters application. Wetheringsett was also designated as a neighbourhood planning area in January 2021.

2. Affordable Housing Need Information

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing. It identifies a need for 128 new affordable homes per annum in Mid Suffolk.

2.2 At the time of writing, there are 583 applicants on the Housing Register for Mid Suffolk, of which 6 have a local connection to Wetheringsett and 1 with a local connection to Stoke Ash.

3. Preferred Approach to Affordable Housing

3.1 It is noted that the applicant is proposing no affordable housing, and has submitted a viability appraisal to justify this approach.

3.2 **The submitted viability appraisal needs to be reviewed by a suitably qualified person in order to determine whether the approach suggested by the applicant is appropriate.**

3.3 If it is determined that the proposal is viable with 35% affordable housing (4.9 units), the preferred mix is as follows. This is based on the Council's standard approach to tenure mix, with regard to assessed needs for unit sizes.

Number	**Type and Tenure**	**Size (Bedspaces/Persons)**	**Minimum Size (Gross Internal Area – m^2)**
2	Affordable Rent House	2b4p	79
1	Affordable Rent House	3b5p	93
1	Shared Ownership House	3b5p	93

3.4 In addition, the residual 0.9 homes requirement should be provided through a commuted sum. The calculation for this figure is set out in the appendix to this memo, below, resulting in a requirement for **£68,342**.

3.5 Review of the submitted viability assessment may show that the proposal cannot achieve policy compliance. This is the applicant's contention. **If four units cannot viably be delivered on site, and development is permitted, our preference would be for a commuted sum[1] with overage clauses within the Section 106 agreement**.

3.6 Noting that this application is for outline permission only, the following requirements are relevant should provision be agreed on site.

(i) The location and phasing of the affordable housing units must be agreed with the Council through the Section 106 agreement to ensure they are integrated within the proposed development according to current best practice. Attempts to place the affordable homes in the least desirable part of the site will not be supported.
(ii) The design of the dwellings should be tenure blind, between the market and affordable homes.
(iii) The affordable housing must be transferred to an agreed Registered Provider, with the Council granted 100% nomination rights to all affordable lets and 100% thereafter.
(iv) Any Shared Ownership Units must be advertised via the local Help to Buy Agent.

[1] Up to £372,086, derived from the cost of providing 4.9 homes elsewhere in the District.

(v) Adequate parking provision, cycle storage and shed provision must be made for the affordable housing units.
(vi) The Council will not support applications for grant funding to deliver the affordable units.

4. Open Market Units

4.1 The indicative mix of market unit sizes has been assessed against the District-wide needs set out in Part 2 of the SHMA (table 4.4e). For the avoidance of doubt; individual sites should respond to the setting and situation of the location, not every site needs to match the District-wide requirement for different unit sizes.

Size of unit (bedrooms)	Indicative proposal	Split to mirror district-wide requirement[i]	Difference
1	0	1	-1
2	5	5	-
3	7	4	+3
4+	2	4	-2

4.2 The split proposed is not unreasonable, but it is not recommended that the proportion of larger (4+ bed) units be increased as data from the 2011 Census shows significantly higher levels of under-occupation in Wetheringsett (84.8%) compared to both Mid Suffolk (80%) and England as a whole (69%). This, allied to the ageing population, suggests a need for a focus on smaller units.

4.3 The inclusion of some bungalows would be welcomed.

5. Appendix: Commuted Sum Calculation

The commuted sum calculation is as follows based on a 2-bed affordable dwelling as this is much needed within the district:

An NDSS compliant 2 bed 4-person house @ 79 sqm GIA at a design and build rate of £2,000/m2 for an affordable unit gives the following total design and build cost:

79 x £2,000 = £158,000

A suitable plot value based on the above property and taking the District Valuation Service Property market report into account at £600/sqm is £47,400.00

Design and Build Cost:	£158,000
Plot Value:	£47,400
Plus, Housing Association on costs at 7% of design and build	£11,060
Plus MSDC management fee of	£500.00
Less Housing Association acquisition price	£141,024

Commuted sum total = £75,936 per 2 bed house unit

The figure for 1 whole dwelling is £75,936 therefore in this case the sum required to be paid for 90% of one dwelling = **£68,342**

[i]

Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4e (using the 2014-based projections)

Size of home	***Current size profile***	***Size profile 2036***	***Change required***	***% of change required***
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	**32,502**	**39,688**	**7,186**	**100.0%**

MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	DC/21/04476 Erection of 14 dwellings
Parish	Part Brockford/ part Stoke Ash
Member making request	Andrew Stringer, member for Mendlesham ward.
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	This is an Application for 14 dwellings seeking to negate the provision of affordable housing, in a sustainable location, on a green field site, that has had a previous application approved and building works commenced The avoidance of delivering affordable housing in a sustainable location.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	1. The location is a sustainable one and there is no justification to not contribute to delivering affordable housing in this location. 2. 3. The access arrangement are completely dominated by the motorcar, contrary to policy GP1 were design should make provision for motorcars in a manner that does not dominate the appearance and design, this access design, is a car park with a border of houses.
13.5 Please detail the wider District and public interest in the application	This application undermines two distinct saved policies that a fundamental to sustainable development
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	Part is in Stoke Ash ward,
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Telephone discussion attempted several times

Target Decision Date: 24/08/2020 Expiry Date: 31/08/2020

OFFICER'S REPORT AND RECOMMENDATION

CASE OFFICER: Katherine Hale
CASE REFERENCE: DC/20/00324

The Openness of Local Government Bodies Regulations 2014

The new national regulations on openness and transparency in local government require the recording of certain decisions taken by officers acting under powers delegated to them by a council. The written record should include the following: The decision taken and the date the decision was taken; the reason/s for the decision; any alternative options considered and rejected; and any other background documents. This report and recommendation constitutes the written record for the purposes of the regulations and when read as a whole is the reason for the decision.

PROPOSAL: Planning Application. Erection of 9no dwellings with associated private amenities and parking.
LOCATION: Land, Norwich Road, Wetheringsett Cum Brockford, Part In The Parish Of Stoke Ash And Thwaite, Suffolk,
PARISH: Wetheringsett Cum Brockford.
WARD: Mendlesham.
APPLICANT: O.Seaman and Son Ltd

ENVIRONMENTAL IMPACT ASSESSMENT:
SITE NOTICE DATE: 31/01/2020
PRESS DATE: 05/02/2020

BACKGROUND DOCUMENTS

This decision refers to drawing number 027-17/S/1000 received 24/01/2020 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan 027-17/S/1000 - Received 24/01/2020
Noise Impact Assessment - Received 24/01/2020
Planning Statement - Received 24/01/2020
Ecological Survey/Report - Received 24/01/2020
Design and Access Statement - Received 24/01/2020
Topographic Survey SJG2709 - Received 24/01/2020
Proposed Landscaping Plan LSDP 1386.02 - Received 24/01/2020
Proposed Landscaping Plan Existing LSDP 1386.01 A - Received 24/01/2020
Viabilty Statement Financial Viability Statement - Received 27/01/2020
Block Plan - Proposed 027-17/P/01 A - Received 06/02/2020
Proposed Site Access Layout and Visibility Splays 027-17/S/1001 A - Received 06/02/2020
Floor Plan - Proposed Ground Floor Plots 1-6 027-17/P/02 - Received 24/01/2020
Floor Plan - Proposed First Floor Plots 1, 2, 5 and 6 027-17/P/03 - Received 24/01/2020

Floor Plan - Proposed First Floor Plots 3 and 4 027-17/P/04 - Received 24/01/2020
Floor Plan - Proposed Second Floor Plots 3 and 4 027-17/P/05 - Received 24/01/2020
Floor Plan - Proposed Ground Floor Plots 7 and 8 027-17/P/06 - Received 24/01/2020
Floor Plan - Proposed First Floor Plots 7 and 8 027-17/P/07 - Received 24/01/2020
Elevations - Proposed Plots 1, 2, 5 and 6 027-18/P/50 - Received 24/01/2020
Elevations - Proposed Plots 3 and 4 027-18/P/51 - Received 24/01/2020
Elevations - Proposed Plots 7 and 8 027-18/P/52 - Received 24/01/2020
Proposed Plans and Elevations Plot 9 027-17/P/08 A - Received 17/03/2020

The application, plans and documents submitted by the Applicant can be viewed online at www.babergh.gov.uk or www.midsuffolk.gov.uk.

SUMMARY OF CONSULTATIONS AND REPRESENTATIONS

Stoke Ash And Thwaite Parish Clerk Comments Received - 17/02/2020
Supports

Wetheringsett-Cum-Brockford Comments
No response received

Natural England Comments Received - 30/01/2020
No comments

SCC - Highways Comments Received - 12/02/2020
Following suitable amendments, SCC do not wish to restrict the grant of permission, subject to conditions.

SCC - Rights Of Way Department Comments Received - 03/02/2020
The proposed site does not contain any public rights of way (PROW), however Footpath 6 Wetheringsett cum Brockford runs along the south-eastern boundary of the site.

The Definitive Maps for Wetheringsett cum Brockford and Thwaite can be seen at https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/WetheringsettcumBrockford.pdf and https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Thwaite.pdf.

A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolkhighways.org for more information. Note, there is a fee for this service.

We accept this proposal, but would request that the Applicant considers including a link from the eastern side of the development directly onto Footpath 6. This would enable residents to access the wider PROW network without having to walk alongside the busy A140.

SCC - Development Contributions Comments
No response received

SCC - Archaeological Service Comments Received - 13/02/2020
Recommend conditions

Environmental Health - Land Contamination Comments Received - 20/02/2020
Following a request for further information, Environmental Health no longer object and recommend conditions (Reconsultation 29 January 2020)

Environmental Health - Noise/Odour/Light/Smoke Comments Received - 25/02/2020
Recommend conditions

Public Realm Comments Received - 28/01/2020
No comments

BMSDC Planning Policy Comments
No response received

Strategic Housing (Affordable/Major Dwel/G+T) Comments Received - 17/02/2020
A development proposal for nine residential dwellings
o This scheme is an open market development of nine dwellings with a site size of over 0.5 hectares.
o The National Planning Policy Framework (NPPF) defines sites of 0.5 hectares and over or 10 units and over as major development triggering an affordable housing contribution.
o In this instance 35% of the overall total number of homes should be affordable and delivered on site in the first instance
o This equates to 3.1 affordable dwellings.

Summary of Third Party Representations

- Highway safety, new access, speed limit, visibility splays
- Loss of privacy
- Drainage and maintenance of drainage ditch
- Lack of affordable homes
- Overdevelopment
- Out of character

PLANNING POLICIES

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS09 - Density and Mix
GP01 - Design and layout of development
H03 - Housing development in villages
H07 - Restricting housing development unrelated to needs of countryside
H04- Proportion of Affordable Housing
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H16 - Protecting existing residential amenity
H15 - Development to reflect local characteristics
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
CL08 - Protecting wildlife habitats

PLANNING HISTORY

REF: 0174/78/OL Erection of a dwelling and layout of new access and access drive. DECISION: REF

ASSESSMENT

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

Site and Surroundings

The site is situated on the eastern side of the A140, within the parish of Wetheringsett-cum-Brockford. To the north of the site is a residential dwelling and a BP Garage, there are residential properties to the south and southwest of the site with agricultural fields to the east. The site is bounded along its eastern boundary by the River Dove and a row of mature trees and planting. The application site is 0.81 hectares in size.

Principle of Development

As a full application for the erection of one detached dwelling, the proposal has been assessed having regards to saved policies GP1, H3, H13, H15, H16, H17, of the Mid Suffolk Local Plan adopted 1998 and policies CS1, CS5 of the Core Strategy and the NPPF.

The National Planning Policy Framework (NPPF) (July 2018) provides that the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

The Council have recently published and consulted on a Housing Land Supply Position Statement. This identified a housing land supply position of 5.66 years.

The application site is situated in outside of the settlement boundary for Wetheringsett-cum-Brockford and as such is classed as a countryside location under Policy CS1 of the Core Strategy Development Plan, 2008, as such development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.

Whilst the application currently sits outside the settlement boundary, it does lay adjacent to it. Furthermore, in the Emerging Draft Joint Local Plan the proposed development site has been allocated within the plan and is set to be included within the revised settlement boundary for Wetheringsett-cum-Brockford. As such the principle of development in this location is considered to be acceptable given its allocation in the Emerging Draft Joint Local Plan.

As such the principle of the development is therefore considered acceptable subject to consideration of all other material planning issues.

Design and Layout

The proposal seeks the erection of 9 dwellings; the dwellings would be a mixture of 2, 3, 4 and 5 bed dwellings. The proposed dwellings would have a maximum eaves height of 5.6m. The larger dwellings (4 and 5 bedrooms) would be situated to the east of the site. The proposed dwellings would be laid out in a cul-de-sac arrangement and would have modest front and rear gardens together with garages for parking. The proposed design would be contemporary with the materials being a mix of red/white brick, oak cladding and natural slate roof tiles. The proposed design, materials, form and scale of the dwellings

are considered to respect the character of the area, not constitute over development and not harm local distinctiveness.

Landscape

The existing mature trees and hedgerow to the east of the site would remain as is. The proposal seeks to create a bund on the western boundary of the site which will consist of native thicket and tree planting, this bund will provide an acoustic and visual buffer between the residential dwellings and the A140. There will be additional native planting within the site, this will consist of trees, hedgerow and grass.

Highway Safety (Parking, Access, Layout)

At present there is currently a gate and existing field access. This existing access would be used and upgraded to meet SCC Highways requirements. The proposed access would be laid out in accordance with the Suffolk County Council Highways Drawing DM03. SCC Highways have no objection to the proposal subject to conditions in relation to visibility splays, details of all roads and footpaths and a construction management plan. The proposal is not considered to have a detrimental impact on highway safety or significantly increase the amount of traffic on the road such that the application would warrant refusal. The proposal is therefore considered to be in accordance with the NPPF and the development plan.

Residential Amenity

The proposal would not have a significant adverse impact on residential amenity of any nearby neighbours.
Concern has been raised with regards to overlooking particularly from the proposed dwellings at Plots 7 and 9, whilst these comments are noted there is approximately 30metres between the proposed rear elevation and the neighbouring properties to the southeast and south west of the site known as Kendal House and the Hatchets respectively. This separation distance is considered acceptable and as such the proposal is not considered to cause significant harm to residential amenity in this regard so as to warrant refusal. The proposal would not affect the privacy of the nearby properties nor their visual amenity. The proposal is acceptable in this regard.

Affordable Housing

It is noted that the proposed site is over 0.5 hectares and therefore an affordable housing contribution is required, in this instance this should be 35 % of the overall total number of homes, therefore 3.1 affordable dwellings should be provided.

BMSDC Strategic Housing have been consulted as part of the application and have requested 3.1 affordable dwellings to be provided as part of this scheme.

Whilst Strategic Housing's comments are noted, the Agents have undertaken a viability assessment which has been submitted as part of the application which states that the proposed development would be unviable if affordable housing or a commuted sum were to be required. The Council have undertaken an independent assessment of the scheme taking into consideration the details within the Agent's report. The District Valuer has stated within his conclusion that "My overall conclusion is that the scheme is just viable but is not able to support any on site affordable and should be deliverable."

As such it is, in this instance, not necessary to request affordable housing or a commuted sum as part of this scheme.

Other Matters

Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (Implemented 30th November 2017) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." It has been considered that no criminal offence under the 2017 Regulations against any European Protected Species is likely to be committed. There are no recordings of protected species or their habitats within the site or likely to be affected in the immediate area. It is highly unlikely that any protected species would be found within this site and as such this proposal is not considered to be harmful in terms of biodiversity issues.

CONCLUSION

The proposed dwelling would be read in conjunction with the adjacent dwellings and would have access to the same facilities and amenities as residential properties in this area. The proposal accords with relevant development plan policies and national planning guidance. The proposal would not cause significant harm to residential amenity so as to warrant refusal. The proposal is acceptable.

RECOMMENDATION

I have considered Human Rights Act 1998 issues raised in relation to this proposal including matters under Article 8 and the First Protocol. I consider that a proper decision in this case may interfere with human rights under Article 8 and/or the First Protocol. I have taken account of exceptions to Article 8 regarding National Security, Public Safety, Economic and wellbeing of the Country, preventing Crime and Disorder, protection of Health and Morals, protecting the Rights and Freedoms of others. I confirm that the decision taken is necessary, not discriminatory and proportionate in all the circumstances of the case.

RECOMMENDED DECISION: Granted

SUGGESTED CONDITIONS OR REASONS

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

3. SPECIFIC RESTRICTION OF DEVELOPMENT: NOISE PREVENTION MEASURES

Prior to the commencement of the development details of the design measures to be incorporated into the construction of the dwellings (and in particular plots 1 to 6) to ensure the following internal noise levels in all habitable areas with external windows and doors kept shut whilst maintaining adequate ventilation in accordance with the Building Regulations in force at the time of construction shall be submitted to the Local Planning Authority for prior approval. Thereafter the approved details shall be implemented in full prior to the development becoming occupied and shall thereafter be permanently maintained in full accordance with the approved details.

Internal noise levels to be achieved in all habitable areas attributable to external noise sources with windows shut and adequate room ventilation provided.

- 30 dBLAeq,16-hour, between 07:00 and 23:00 hours
- 30 dBLAeq,8-hour, between 23:00 and 07:00 hours
- 45 dB LAMax between the hours of 23:00 and 07:00

Reason - In the interest of the amenity of residents having regard to the background noise levels in the area.

4. ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON DEVEOPMENT TIMES

The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays, and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority. There shall be no deliveries to the development/use arranged for outside of these hours.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

5. ACTION REQUIRED PRIOR TO FIRST USE OF DEVELOPMENT: SCHEME OF NOISE CONTROL

Prior to development above slab level, details of the location, construction and extent of noise barriers to ensure external amenity and garden areas to achieve external noise levels of 55 dBLAeq,16-hour (daytime) shall be submitted to and approved, in writing, by the Local Planning Authority. The said scheme shall be implemented, carried out in full and thereafter maintained prior to the first use of the development.

Reason - In the interest of the amenity of the residents.

6. SPECIFIC RESTRICTION OF DEVELOPMENT: WASTE MATERIALS

Any waste material arising from the site preparation and construction works shall not be burnt on site, but shall be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any floodlighting or other means of external lighting/security lights at the site, details to include position, height, aiming points, lighting levels and a polar luminance

diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: CONTAMINATION

No development shall take place until;
(i) A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.

(ii) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.

(iii) A written report shall be submitted detailing the findings of the investigation referred to in (ii) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.

(iiii) Any remediation work shall be carried out in accordance with the approved Remediation Scheme.

(iv) Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

Reason - To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

9. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and: a. The programme and methodology of site investigation and recording. b. The programme for post investigation assessment. c. Provision to be made for analysis of the site investigation and recording. d. Provision to be made for publication and dissemination of the analysis and records of the site investigation. e. Provision to be made for archive deposition of the analysis and records of the site investigation. f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. g. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

10. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 (Condition 9) and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

11. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

12. ACTION REQUIRED: HIGHWAYS - IMPROVEMENT OF EXISTING ACCESS

Before the development is commenced, details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason -To ensure that roads/footways are constructed to an acceptable standard

13. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided as shown on Drawing No. 027-17/S/100A with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

14. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: PROVISION OF ROADS AND FOOTPATHS.

Prior to commencement of any works, (save for site clearance and technical investigations) details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

15. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS AND FOOTPATHS.

No dwelling shall be first occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority in consultation with Local Highway Authority

Reason - To ensure that satisfactory access is provided for the safety of residents and the public.

16. ACTION REQUIRED PRIOR TO USE/OCCUPATION - HIGHWAYS: PROVISION OF PARKING.

Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including electric vehicle charging units and secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

17. ACTON REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

Prior to the first occupation of the development details of the areas to be provided for storage of Refuse/Recycling bins and any associated collection areas shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided in their entirety before the development is first occupied and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

18. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: HGV CONSTRUCTION MANAGEMENT

Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordancewith the approved plan. The Construction Management Plan shall include the following matters:

- haul routes for construction traffic on the highway network and monitoring and review mechanisms.

- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site

office as specified in the Plan throughout the period of occupation of the site.

Reason - In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

NOTES

1. Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

3. There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- Local Planning Authority
- Environmental Services
- Building Inspector
- Environment Agency

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's
Environmental Protection Team

4. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

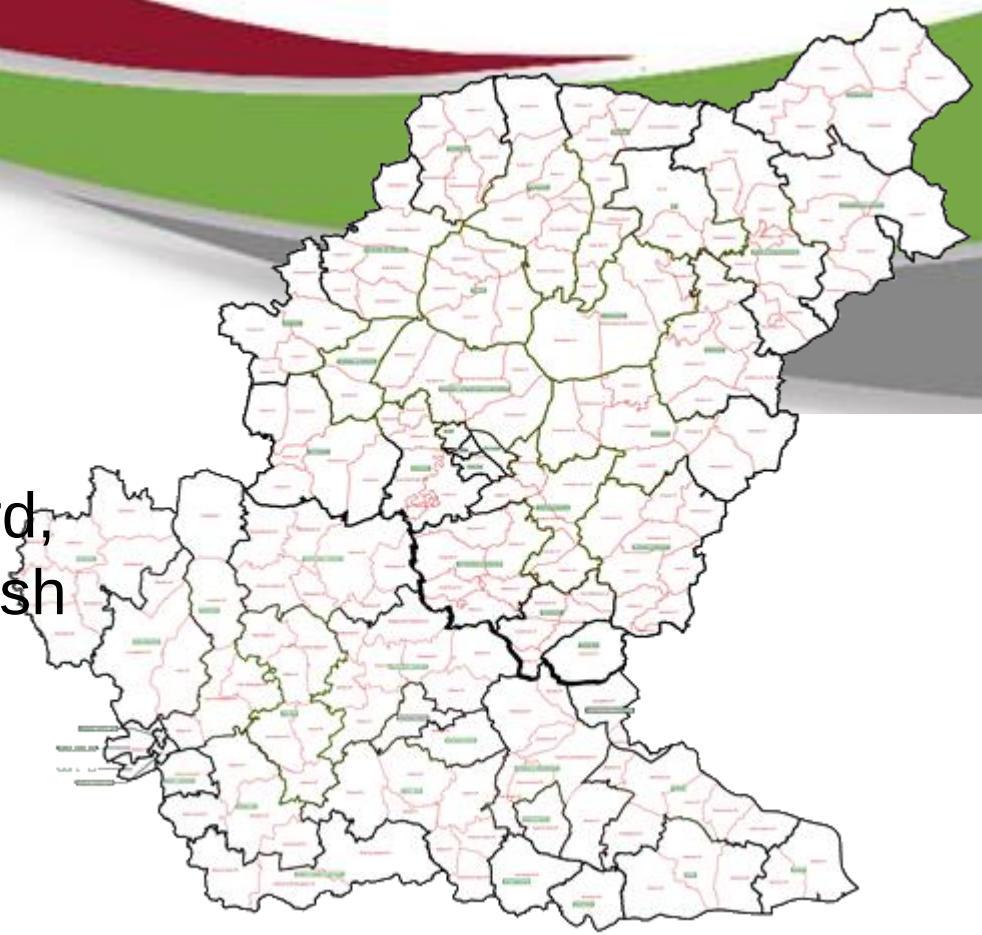
I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: http://www.suffolk.gov.uk/archaeology/

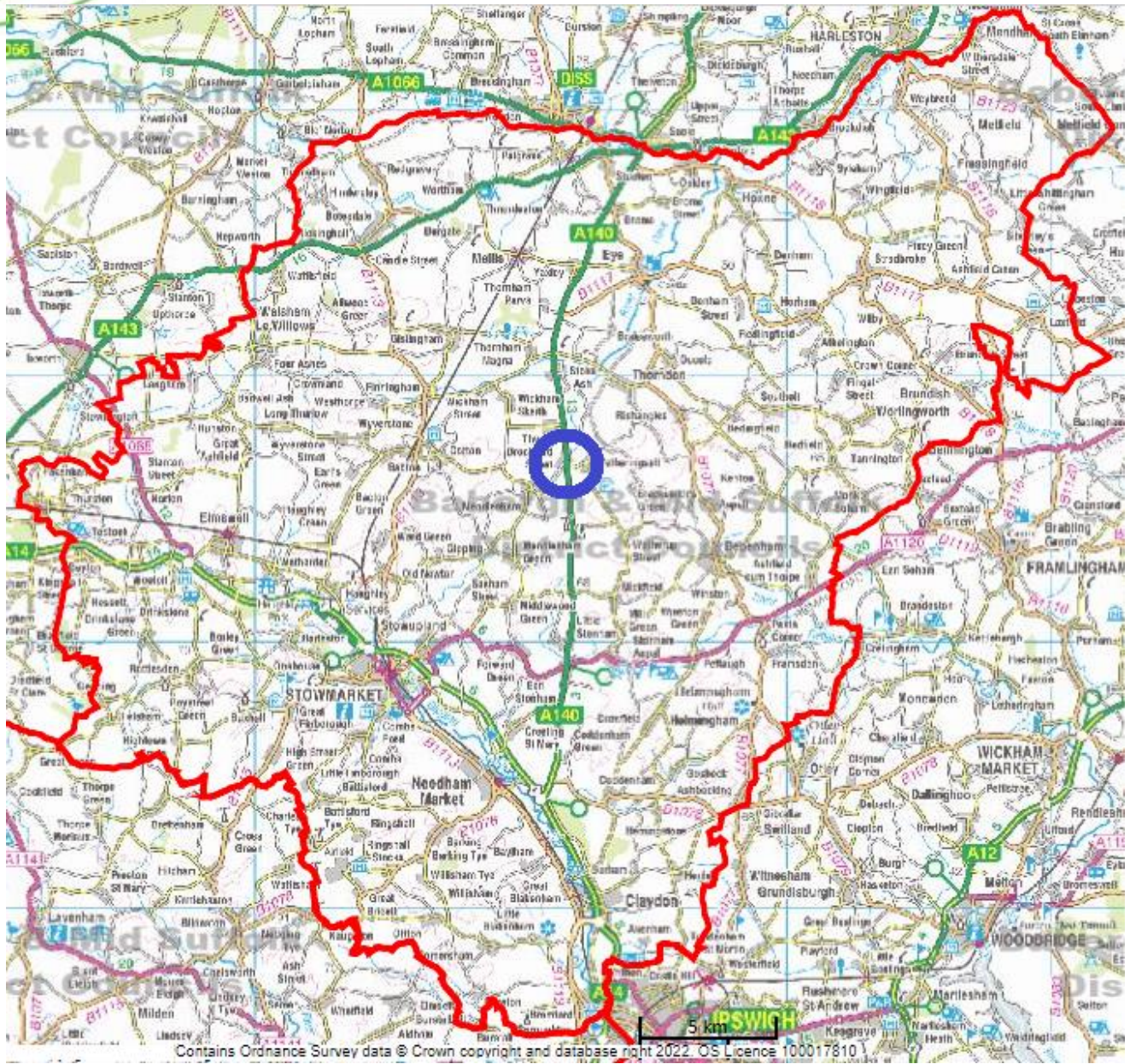
Case Officer Signature: Katherine Hale
Date:

Application No:
DC/21/04476

Address:
Land, Norwich Road,
Wetheringsett Cum Brockford,
Part in the Parish of Stoke Ash
and Thwaite

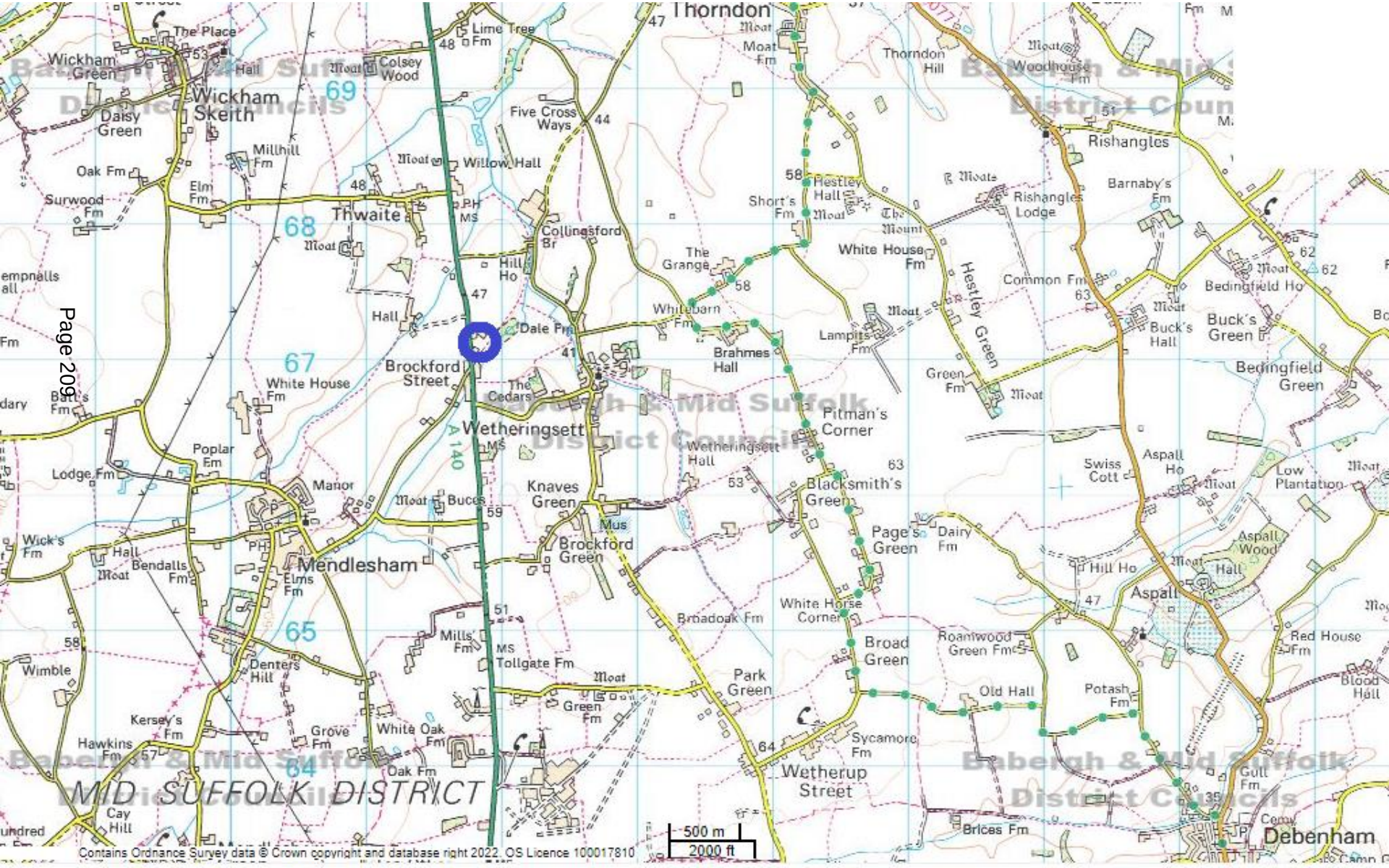


Site Location



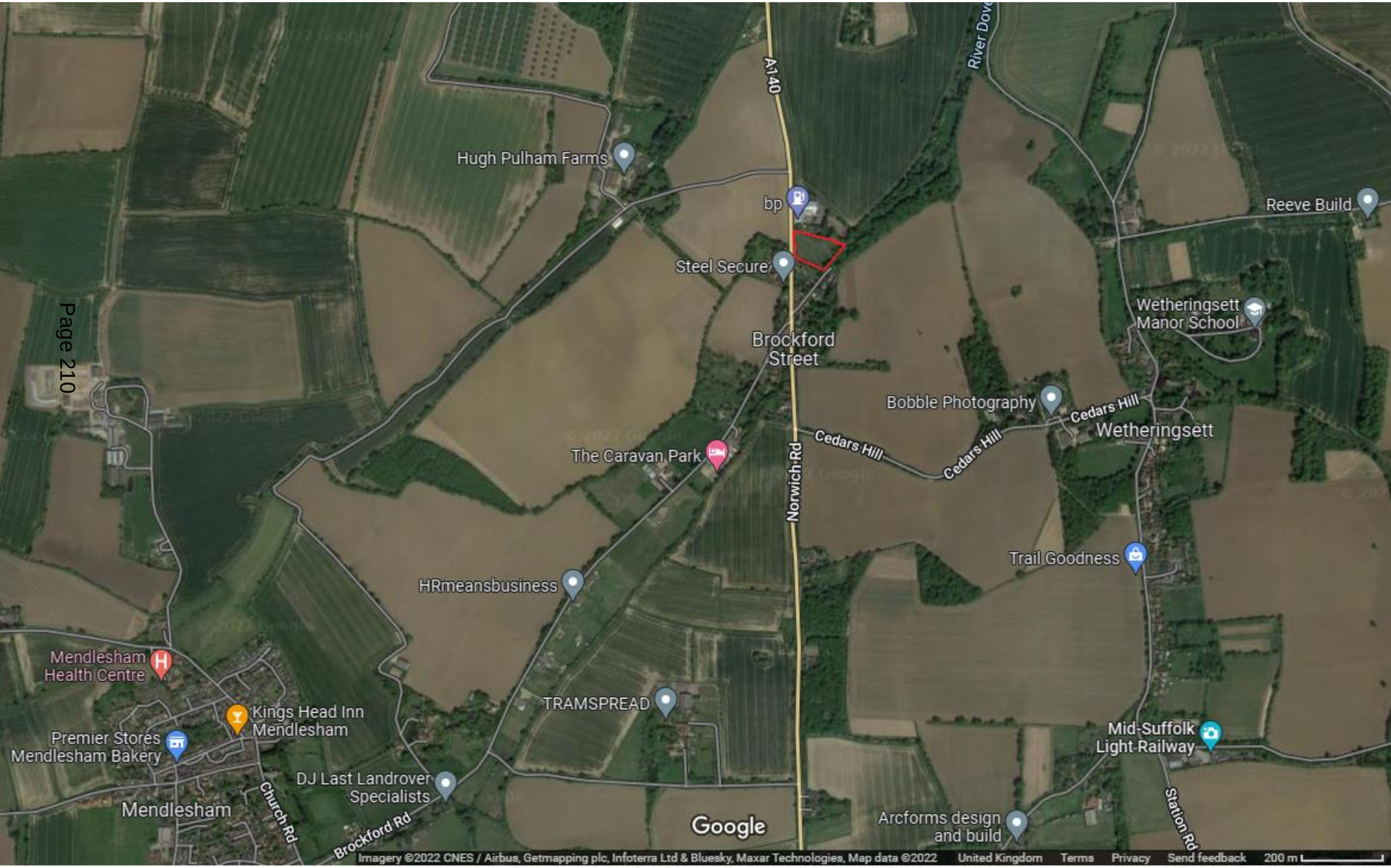
Contains Ordnance Survey data © Crown copyright and database right 2022. OS Licence 100017810

Site Location

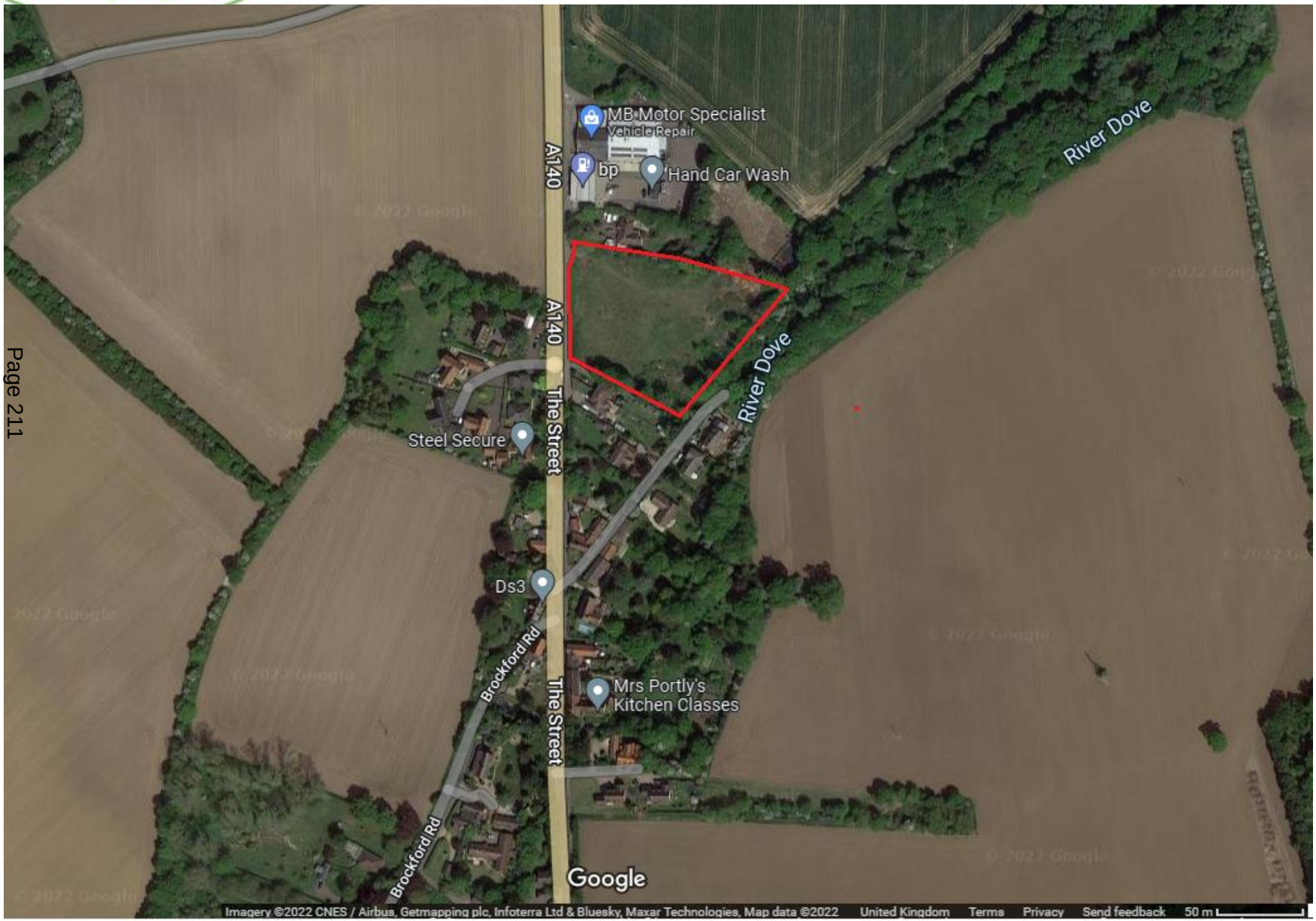


Contains Ordnance Survey data © Crown copyright and database right 2022. OS Licence 100017810

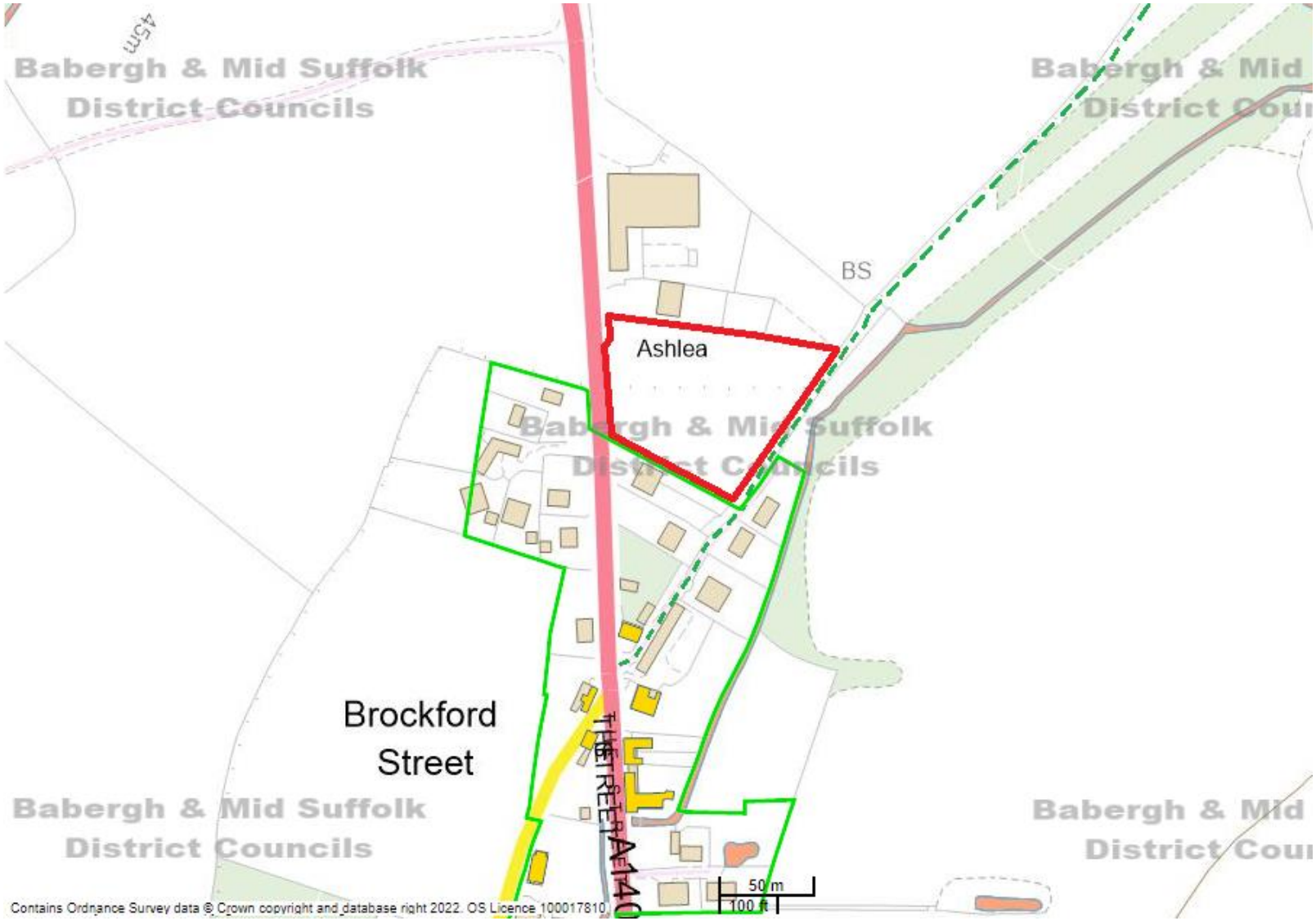
Aerial Map – wider view



Aerial Map

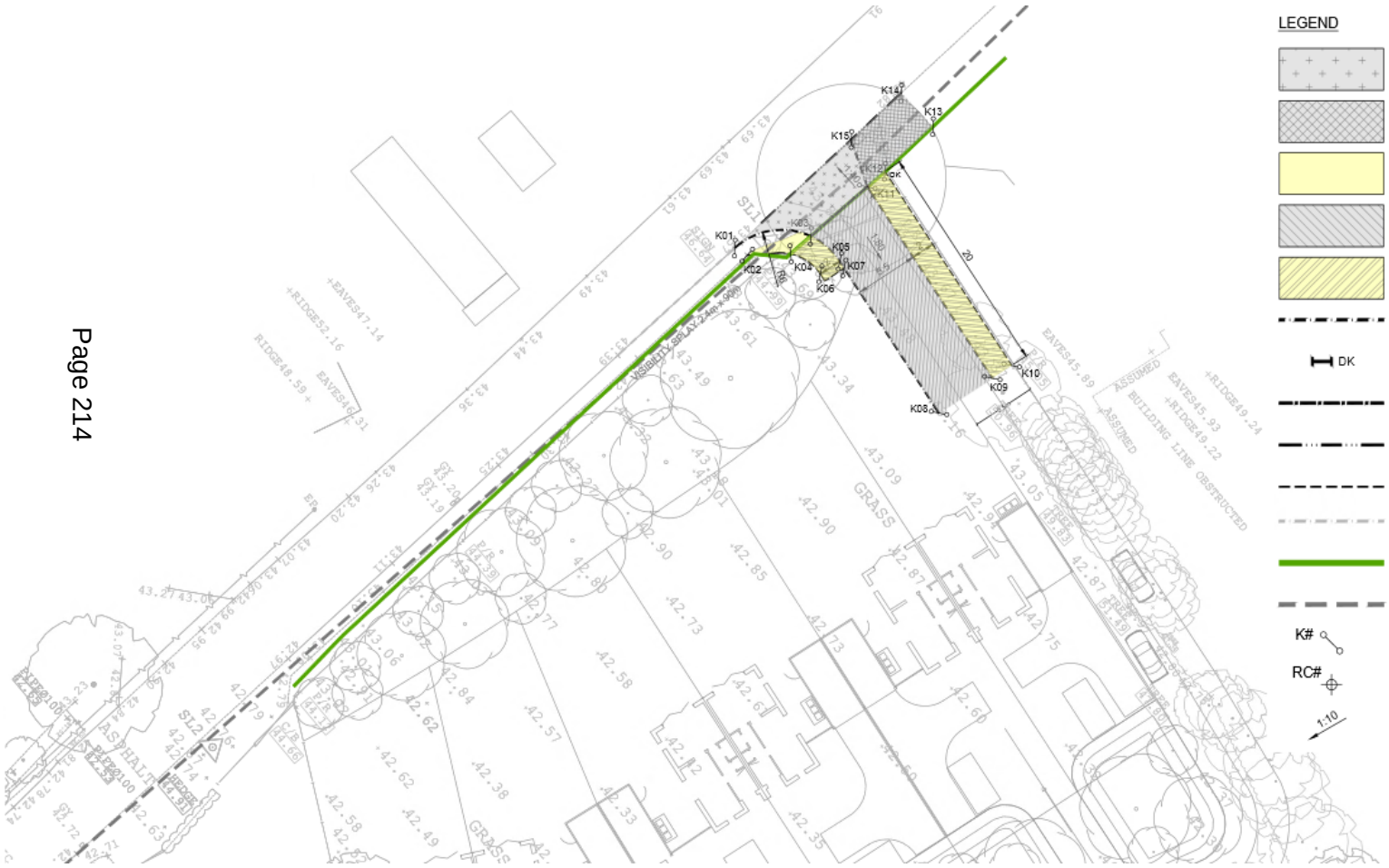

MB Motor Specialist
Vehicle Repair
bp
Hand Car Wash
A140
River Dove
A140
The Street
River Dove
Steel Secure
Ds3
Brockford Rd
Mrs Portly's
Kitchen Classes
The Street
Brockford Rd
Google
Imagery ©2022 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2022 United Kingdom Terms Privacy Send feedback 50 m

Constraints Map



Site Location Plan

Access Plan - Proposed



Site Layout - Indicative

This page is intentionally left blank

Committee Report

Item No: 7C **Reference:** DC/22/02252
Case Officer: Averil Goudy

Ward: Stow Thorney.
Ward Member/s: Cllr Terence Carter. Cllr Dave Muller.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development
Full Application - Erection of 2No art displays.

Location
Work Of Art Gun Cotton Way And, South Of Linnet Drive, Stowmarket

Expiry Date: 24/06/2022
Application Type: FUL - Full Planning Application
Development Type: Minor All Other
Applicant: Cedars Park Art
Parish: Stowmarket

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The Chief Planning Officer considers the application to be of a controversial nature having regard to the number and content of the public representations received.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Adopted Development Plan for Mid Suffolk District Council comprises the Mid Suffolk Core Strategy Focused Review (2012), the Mid Suffolk Core Strategy (2008) and the Mid Suffolk Local Plan (1998), specifically the live list of 'saved policies' (2007). The following are considered the most relevant to the determination of this proposal.

NPPF - National Planning Policy Framework
NPPG - National Planning Policy Guidance

Adopted Mid Suffolk Core Strategy (2008)
CS05 - Mid Suffolk's Environment

Adopted Mid Suffolk Core Strategy Focused Review (2012)
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

Adopted Mid Suffolk Local Plan (1998)
SB02 - Development appropriate to its setting
GP01 - Design and layout of development
H16 - Protecting existing residential amenity
T10 - Highway Considerations in Development

SAAP - Stowmarket Area Action Plan
SAAP Policy 4.1 - Presumption in Favour of Sustainable Development
SAAP Policy 10.3 - Improving the Quality of Open Spaces

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Stowmarket Town Council
There is no objection to the grant of planning consent from the Town Council.

County Council Responses (Appendix 4)

SCC - Highways
No objection.

Other Consultee Responses (Appendix 5)

Cedars Park Residents Association
The Cedars Park Residents Association has been disbanded. There are no comments to forward on this matter.

The Stowmarket Society
The Stowmarket Society is keen to support this application and would wish to encourage this effort to bring interest to the area, and it is to be hoped that it may encourage other works in other situations around the town not just concentrating in the town centre.

Our only point of caution is a slight concern about the vulnerability of the bird sculptures supported by marine steel rods - is that unbreakable and unbendable we wonder? Although we trust the project team have thought about the long term durability of the artwork.

B: Representations

At the time of writing this report at least 33 letters/emails/online comments have been received. It is the officer opinion that this represents 17 objections and 16 support comments. A verbal update shall be provided as necessary.

Summary of Third-Party Support Comments Received –

- Enhance the area
- Used for advertising
- No impact on highway safety
- Add character to the estate
- Reflects Stowmarket's heritage
- Promotes artistic creativity

Summary of Third-Party Objection Comments Received –

- Request to consult Suffolk Constabulary Serious Collision Investigation Team
- Impact on highway safety
- Potential to upgrade the roundabout
- Potential for crime (vandalism)
- Requirement to remove hedgerow
- Distraction to road users
- Public money spending
- Misleading information
- Limited neighbour notification
- Invitation for a site visit

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

None relevant to the proposal at hand.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

1.1 The application site is located within the town of Stowmarket, to the south of the Cedars Park housing development. The two sites are located on and adjacent to the roundabout serving Gun Cotton Way and Linnet Drive.

1.2 The surrounding area is predominately residential, with commercial and retail units to the east and west further along Gun Cotton Way.

1.3 There are no specific constraints on the site.

2.0 The Proposal

2.1 The proposal seeks planning permission for the erection of two art displays.

2.2 The main artwork is to be located centrally within the roundabout. It would measure 3.5m tall and 1.5m wide. The artwork would be situated on a concrete plinth measuring 2m x 1.5m x 1.6m.

2.2 The information board is to be located to the northeast of the roundabout, on a grass verge. It would measure 0.8m tall x 0.3m wide.

2.3 The proposed materials for both art displays would be steel.

3.0 The Principle of Development

3.1 The starting point for any planning decision is the development plan, as identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2021.

3.2 The NPPF requires the approval of proposals that accord with an up-to-date development plan without delay, or where there are no policies, or the policies which are most important are out of date, granting permission unless the NPPF policies provide a clear reason for refusal, or adverse impacts of doing so would demonstrably outweigh the benefits.

3.3 The NPPF promotes 'social and cultural well-being' as a vital component of sustainable development. The NPPF makes it clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

3.4 Public art can play a critical part in the development and regeneration of places by making the architecture and/or the setting or public space around them more attractive, and establishing a sense of place and local identity. It also has intrinsic cultural and aesthetic value.

3.5 The National Design Guide provides guidance for beautiful, enduring and successful places. It recognises the contribution that public art can have in creating high-quality public spaces.

3.6 The Stowmarket Area Action Plan (SAAP) seeks to support public art where it improves the quality of open spaces and where it is potentially attractive to tourists. SAAP Policy 4.1 seeks to secure development that improves the economic, social and environmental conditions of the area. SAAP Policy 10.3 states that provision for improvements to the public realm that provides for a variety of cultural uses will be supported. Public art is listed as an acceptable use.

3.7 The provision of public art, and social and cultural benefits that ensue, is supported by the Development Plan and is acceptable in principle.

4.0 Site Access, Parking and Highway Safety Considerations

4.1 The proposed art displays would not alter the existing access and parking arrangements associated with the Cedars Park estate.

4.2 Suffolk County Council Highways have been consulted and raise no objection as the application is not considered to have a detrimental effect upon the adopted highway.

4.3 Public concern relates to the potential reduced visibility for users of the roundabout and resulting impact on highway safety. Concern is raised that the artwork will exacerbate existing safety concerns.

4.4 Suffolk County Council Highways have provided some reasoning behind their initial comments in order to address the concerns raised. Commenting on the existing situation, the Highways Officer states that it is not desirable to have total 'through centre' roundabout visibility as this encourages drivers to take higher road speeds. The concerns raised by residents are likely attributed to the oval shaped roundabout which allows higher speeds through Gun Cotton Way as drivers can take a straighter line.

4.5 The top of the hedge and bottom of the sign effectively screen the roundabout in its current state.

4.6 The central location of the main artwork on the roundabout is therefore unlikely to cause any further obstruction than is already there. The proposed development does not practically reduce visibility to drivers that are on the roundabout or waiting to join.

4.7 Paragraph 111 of the NPPF requires proposals to be refused on highways grounds only if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.8 The proposed development is not considered to have a detrimental impact on highway safety such that the application would warrant refusal. The proposal is therefore considered to be in accordance with the NPPF and the development plan.

5.0 Design and Layout

5.1 The proposal seeks the erection of two art displays adjacent to Gun Cotton Way and Linnet Drive.

5.2 Section 12 of the NPPF requires inter alia that local planning authorities seek to promote and reinforce local distinctiveness as well as design. Paragraph 130 of the NPPF states that decisions should ensure that developments, amongst other things, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character, and function well and add to the overall quality of the area.

5.3 Local Plan Policy GP01 states that proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development, materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles were appropriate.

5.4 The design of the main art display is six birds flying above a plough. The design is considered to represent Stowmarket's Anglo-Saxon history. The scale of the two art displays is modest. The proposed materials are considered acceptable given the nature of the development.

5.6 The proposal is considered to enhance the public realm, contribute positively to the quality of the area, and offer a local distinctiveness, in accordance with the requirements of the NPPF. As such the proposal is considered to be in accordance with Local Plan Policies, Stowmarket Area Action Plan policies and the NPPF.

6.0 Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

6.1 The proposal would require the removal of a small section of low-level hedge within the centre of the roundabout. The hedge is not considered to be of significant value to warrant protection.

6.2 Due to the nature and location of the site, the proposal is not considered to risk harm to protected species or biodiversity.

7.0 Impact on Residential Amenity

7.1 Local Plan policy H16 seeks to protect the existing amenity of adjacent dwellings and to avoid development which erodes the character of the surrounding area.

7.2 The proposal, by virtue of the nature of the development, its scale and design, is not considered to affect the privacy of the nearby properties.

7.3 It is considered that the proposal will not have a significant impact on residential amenity of any nearby properties to warrant refusal of the application.

PART FOUR – CONCLUSION

8.0 Planning Balance and Conclusion

8.1 The development plan promotes cultural well-being as a vital component of sustainable development and strives to create high quality places. Public art is considered to play a critical role in establishing a sense of place and local identity.

8.2 The design of the art displays reflects the history of Stowmarket and is considered to contribute positively to the quality of the area. SCC Highways have confirmed that the location of the displays is not considered to have a demonstrable impact on highway safety. Residential amenity is considered to be unaffected. The proposed materials are acceptable.

8.3 The proposal accords with the NPPF and policies within the Development Plan and is therefore considered acceptable. This application is recommended for approval pursuant to its compliance with Local Plan policies GP01, SB02, H16, T10 and Section 12 of the NPPF

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit
- Approved Plans (Plans submitted that form this application)

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement
- Application for a street furniture license

Application No: DC/22/02252

Location: Work Of Art Gun Cotton Way And South Of Linnet Drive, Stowmarket

Page No.

Appendix 1: Call In Request	*N/A*	
Appendix 2: Details of Previous Decision	*N/A*	
Appendix 3: Town/Parish Council/s	*Stowmarket Town Council*	
Appendix 4: National Consultee Responses	*N/A*	
Appendix 5: County Council Responses	*SCC Highways*	
Appendix 6: Internal Consultee Responses	*N/A*	
Appendix 7: Any other consultee responses	*Cedars Park Residents Association* *The Stowmarket Society*	
Appendix 8: Application Site Location Plan	*Yes*	
Appendix 9: Application Plans and Docs	*Yes*	
Appendix 10: Further information	*N/A*	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.

This page is intentionally left blank

Ref. No.	Details	Site and Applicant	Comments
DC/22/02252	Erection of 2No art displays	Work of Art Gun at Roundabout on Gun Cotton Way at intersection with Linnet Drive for Mrs J Davison, Cedars Park Art CIC	There is no objection to the grant of planning consent from the Town Council.

Your Ref: DC/22/02252
Our Ref: SCC/CON/1692/22
Date: 19 May 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planning@baberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Averil Goudy - MSDC

Dear Averil Goudy - MSDC,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/02252

PROPOSAL: Full Application - Erection of 2No art displays.

LOCATION: Work Of Art Gun Cotton Way And, South Of Linnet Drive, Stowmarket

Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission due to the application not having a detrimental effect upon the adopted highway.

Please note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:
https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/
or:
https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Benjamin Locksmith
Transport Planning Engineer
Growth, Highways and Infrastructure

Sent: 13 May 2022 10:36
Subject: DC/22/02252

Attn Philip Isbel

With rference to your letter re comments on above planning application

the Cedars Park Residents Assoviation has been disbanded consequently I am unable to approach residents re this project.
I do not have any comments to forward to you on this matter.

Regards

Carol Ward (Mrs) former Treasurer CPRA.

The Stowmarket Society

Planning Services
Mid Suffolk District Council
Endeavour House
Russell Road
Ipswich
IP1 2BX

16 May 2022

Dear Sirs

Planning application - DC/22/02252 - Work Of Art Gun Cotton Way And, South Of Linnet Drive, Stowmarket

Thank you for your invitation to comment on this application.

The Stowmarket Society is keen to support this application and would wish to encourage this effort to bring interest to the area, and it is to be hoped that it may encourage other works in other situations around the town not just concentrating in the town centre.

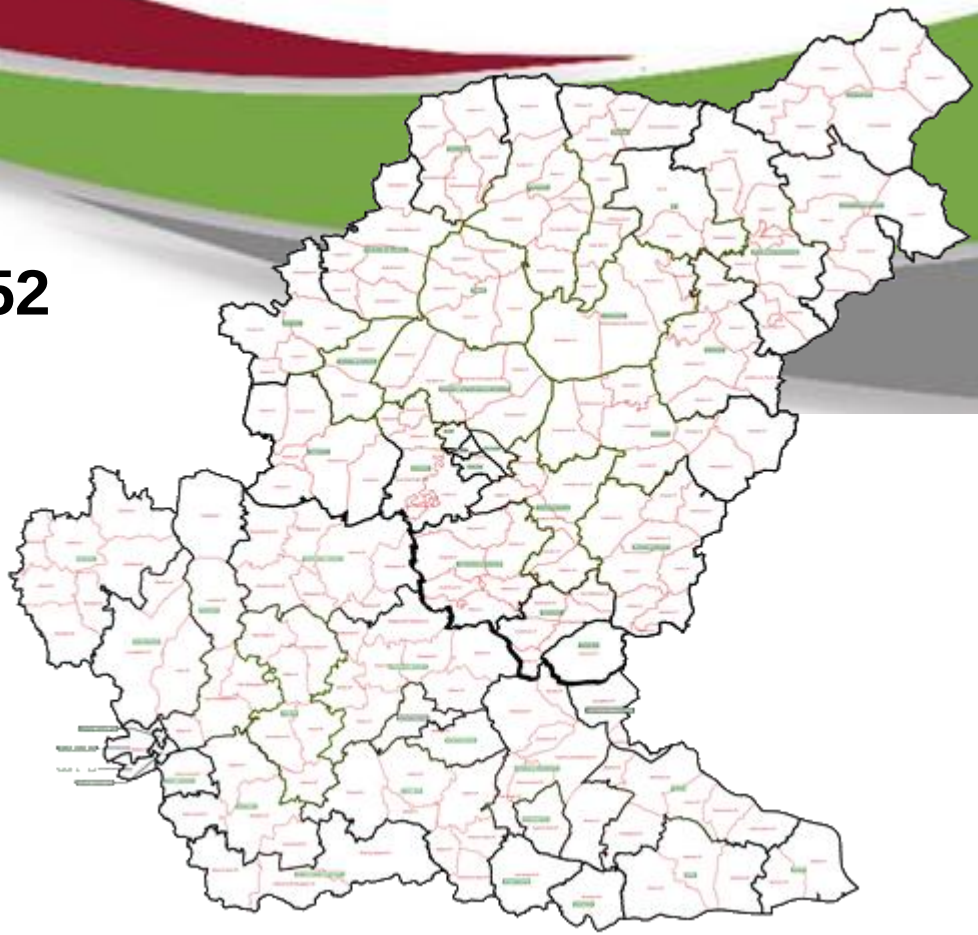
Our only point of caution is a slight concern about the vulnerability of the bird sculptures supported by marine steel rods - is that unbreakable and unbendable we wonder? Although we trust the project team have thought about the long term durability of the artwork.

Yours faithfully

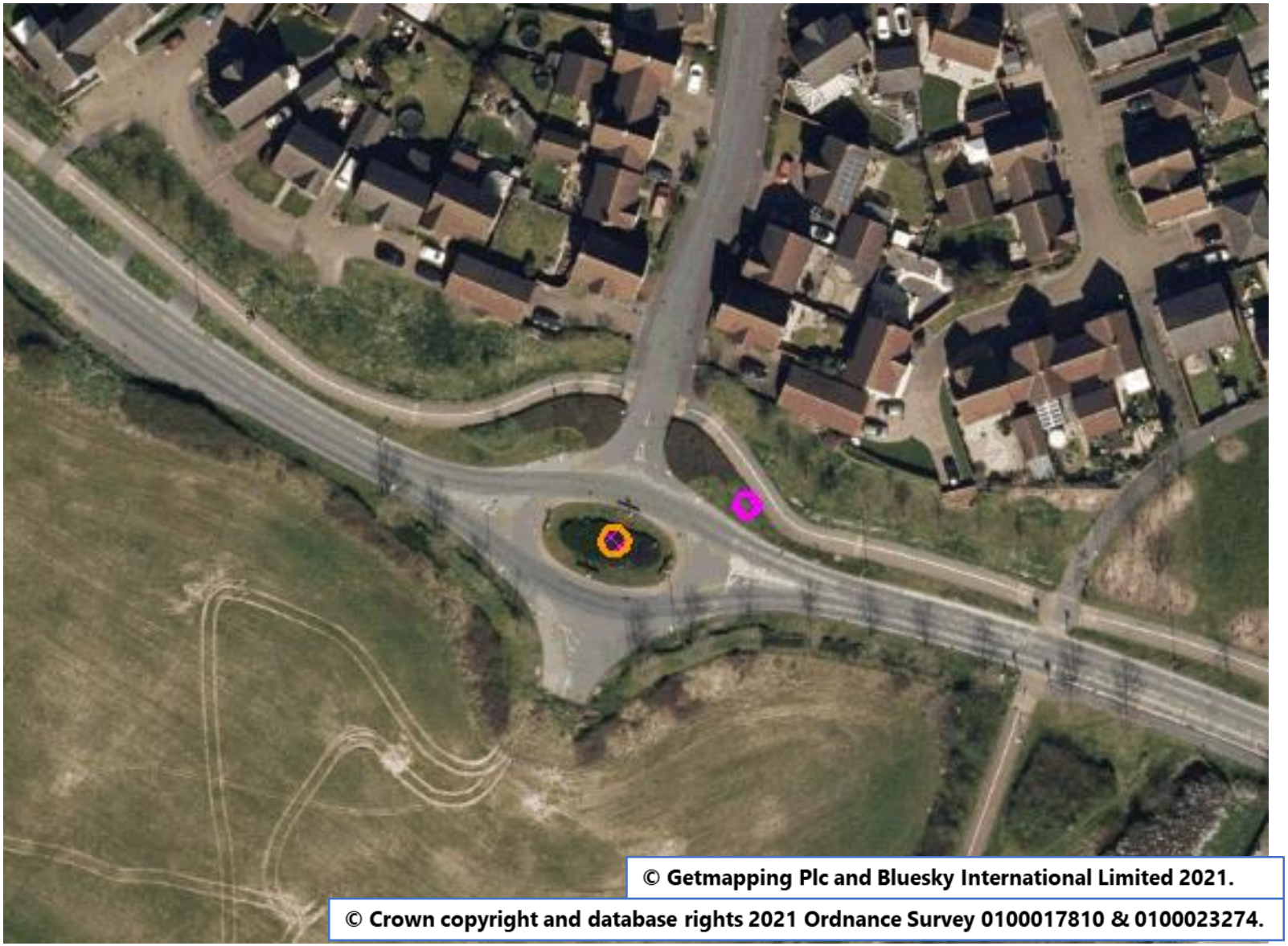
J Pattle – Secretary
The Stowmarket Society, 19 Bond Street, Stowmarket, IP14 1HR

Application No: DC/22/02252

Address: Work Of Art Gun Cotton Way And South Of Linnet Drive, Stowmarket



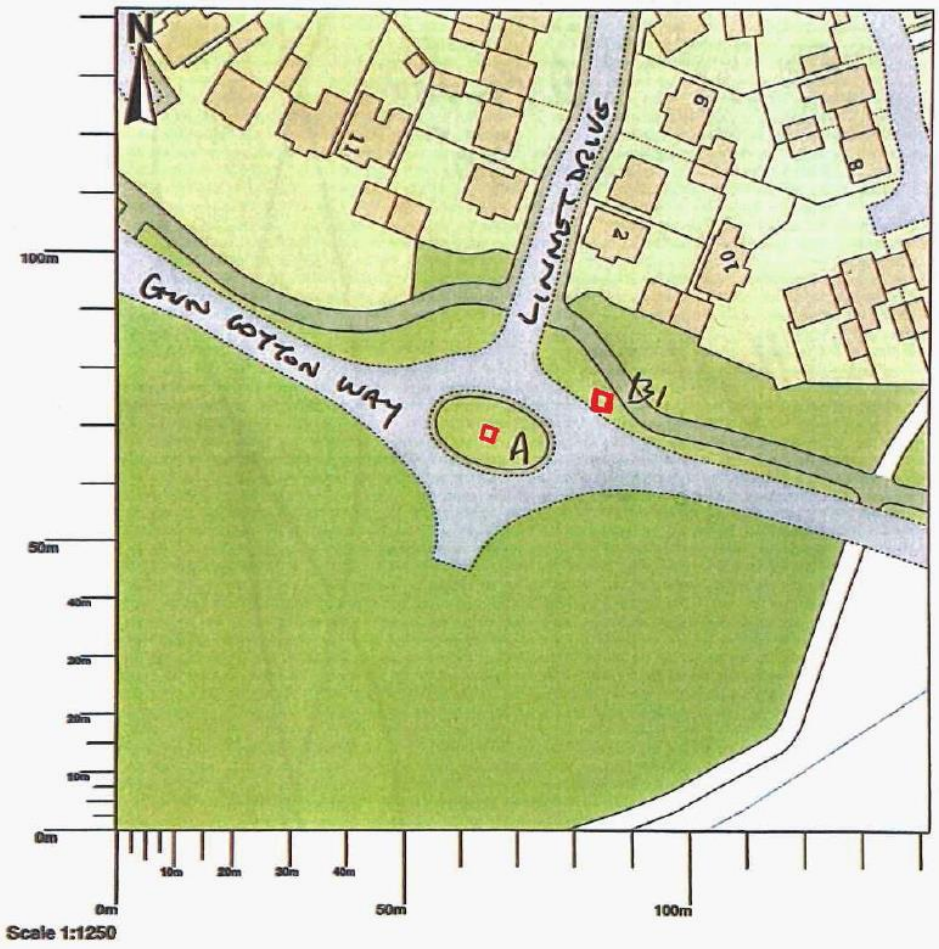
Aerial Map


© Getmapping Plc and Bluesky International Limited 2021.
© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.

Aerial Map – wider view

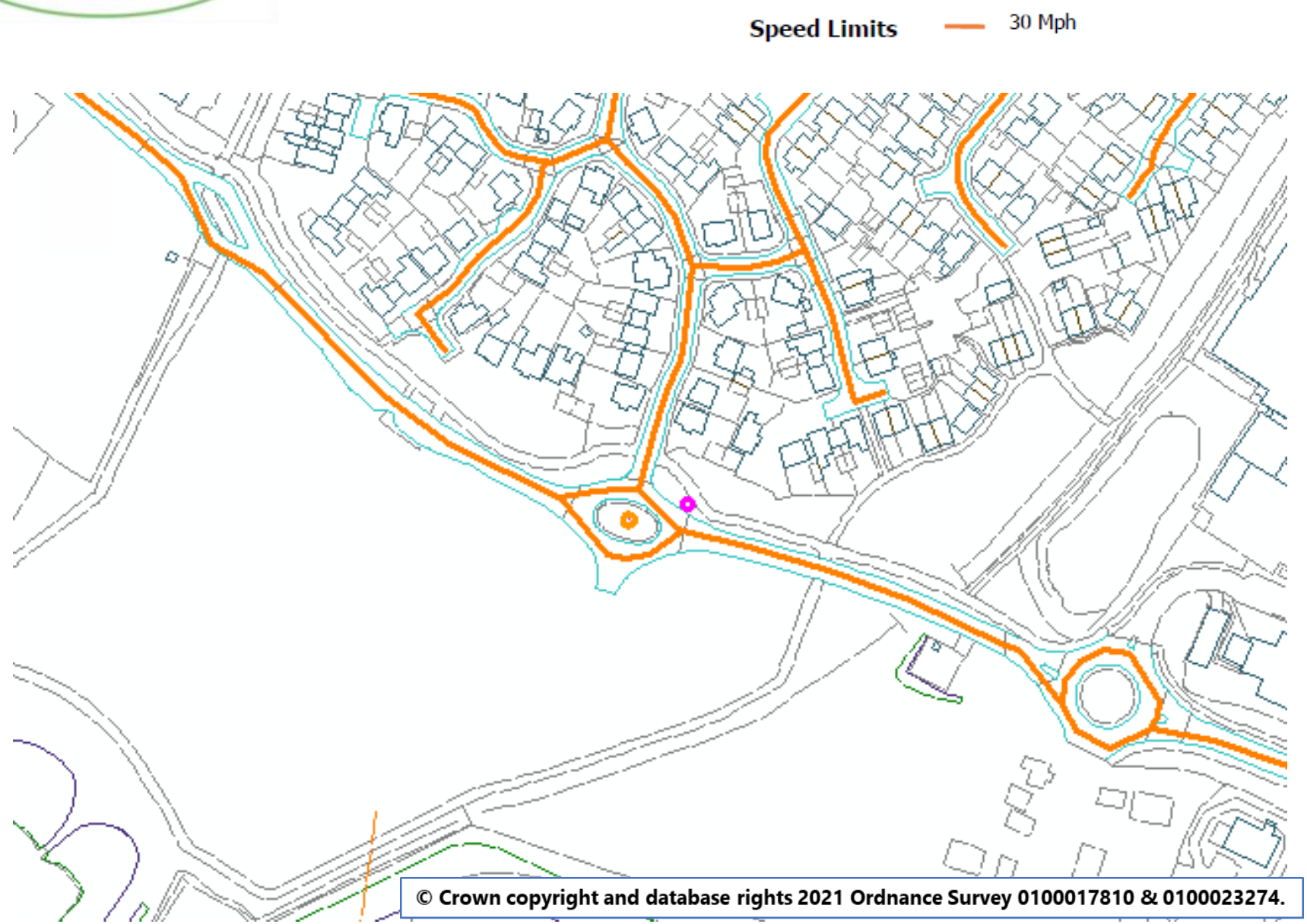
© Getmapping Plc and Bluesky International Limited 2021.
© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.

Site Location Plan



App B(1). □ – Information Board :- Height 80 cms
Length 30cms.

Constraints Map



© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.

Diagram A

- Plough - Fully welded structure from 12mm thick corten steel.
- Birds - Made from 5mm thick marine grade 304 stainless steel.
- Bird supports - Made from 16mm marine grade 304 stainless steel round bar.

HEIGHT 3.5METRES WIDTH 1.5METRES
PLINTH 2METRES LONG NNE to SSW
1.5METRES DEEP
1.6METRES HIGH NW to SE

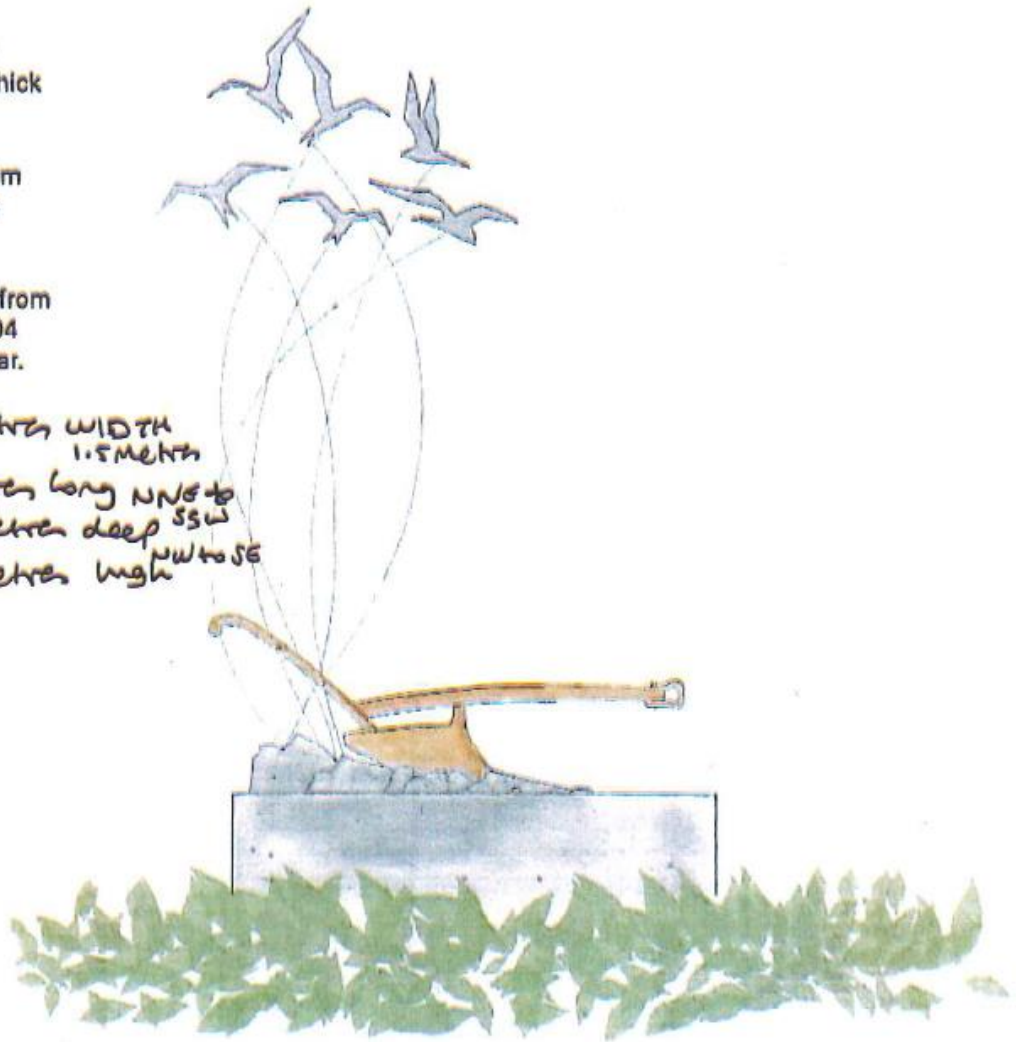
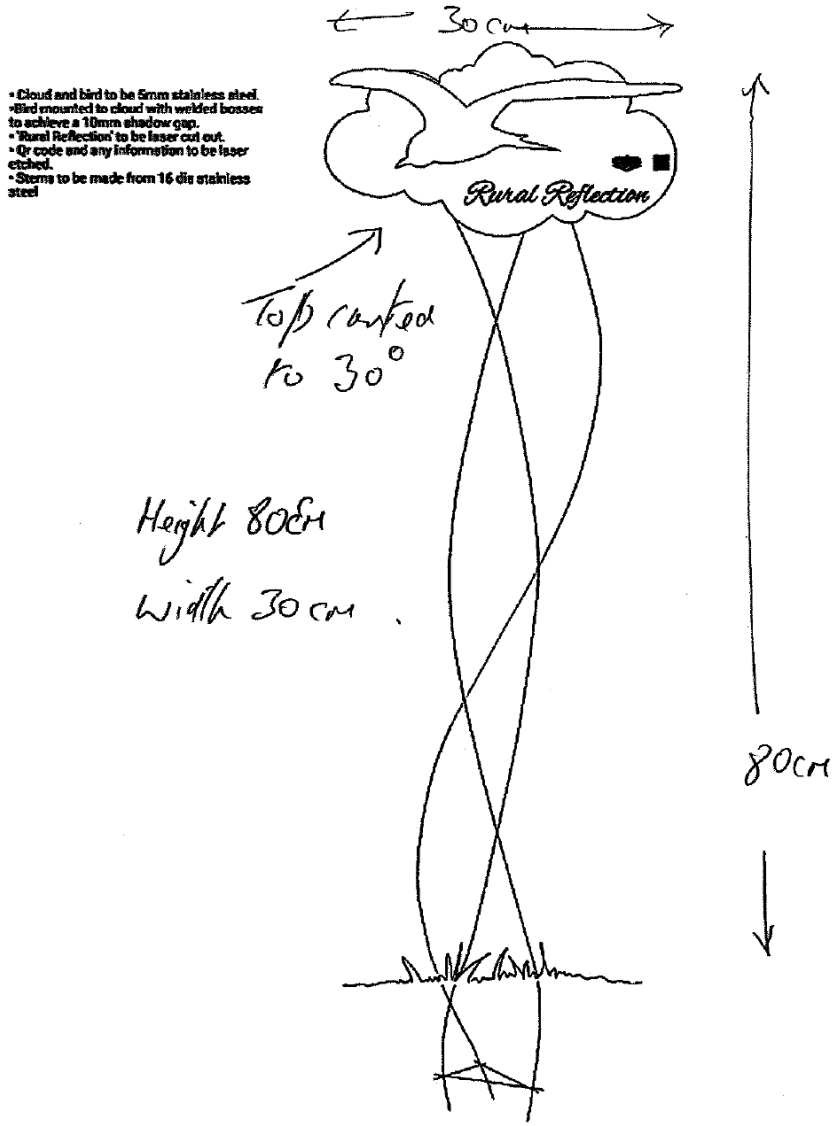


Diagram B


30 cm
• Cloud and bird to be 5mm stainless steel.
•Bird mounted to cloud with welded bosses to achieve a 10mm shadow gap.
• 'Rural Reflection' to be laser cut out.
• Qr code and any information to be laser etched.
• Stems to be made from 16 dia stainless steel
Rural Reflection
Top canted to 30°
Height 80cm
Width 30 cm
80cm

This page is intentionally left blank